



**AGENDA FOR BOARD OF TRUSTEES REGULAR MEETING  
VILLAGE OF IRVINGTON, NY  
MONDAY, JULY 20, 2026 AT 7:00 PM**

**\*\* The Village Board Meeting will take place at 85 Main Street. Board members and staff will be present at 85 Main Street. The public may join in person or via Zoom \*\***

Join Zoom Webinar  
<https://us02web.zoom.us/j/85716445700>

Webinar ID: 85716445700

Use Computer Audio or Dial-in Audio: (646) 558-8656

- 1. Call to order by Mayor Arlene Burgos**
- 2. Pledge of allegiance to the flag of the United States of America**
- 3. Announcements**
  - a. Village of Irvington awarded NYSDEC Community Reforestation (CoRe) Grant
  - b. Checks over \$25K
  - c. Aventura Deli & Grocery 2, Inc. dba Irvington Deli received a beer & cider on-premises license from the NYS Liquor Authority
  - d. "Irvington: Capitol for a Day" Proclamation



#### 4. Correspondence

Any member of the public who wishes to have written communications delivered to the Village Board prior to a regular meeting must submit a paper copy to the Village Administrator's Office by **noon on the Friday preceding the meeting**. The submission must be clearly labeled "Written Communications" in the subject line or title.

Alternatively, written communications may be submitted by email to [writtencommunications@irvingtonny.gov](mailto:writtencommunications@irvingtonny.gov) by **noon on the Friday preceding the meeting**.

Written communications received by the deadline will be included in the Village Board agenda packet. Submissions received after the deadline will be included in the agenda packet for the next regular Village Board meeting.

Please note that written communications will **not** be read aloud during the meeting. However, members of the public who wish to speak about their submitted written communications may do so during the public comment portion of the meeting, either in **person or via Zoom**.

- a. Samantha Savarese & Kahmai Martin-Kirkland
- b. Patrick Natarelli
- c. Michael Hanna
- d. Joshua Nathan
- e. Spiro Park Association of Neighbors
- f. Steven Balet
- g. Michael Hanna
- h. Yael Greenberg
- i. Ben and Myat Angarita
- j. Peter Eccles
- k. Patrick Natarelli
- l. Residents of Legend Hollow & Reservoir Watershed Neighborhoods
- m. Matt & Annie Rymer
- n. Lisa Genn
- o. Amy Martini & Ron Cohen
- p. Richard Levene

#### 5. Public comment (please limit comments to no more than 3 minutes)

#### 6. Consent Agenda

- a. Minutes of the Village Board from the Regular Meeting held on June 15, 2026
  - b. Appointment of personnel in Recreation & Parks Department
  - c. Appointment of part-time personnel in Recreation & Parks Department
  - d. Appointment of personnel in Recreation & Parks Department – summer day camp
  - e. Appointment of part-time Intermediate Clerk
  - f. Approval of temporary suspension of Village of Irvington Local Law No. 1 of 1978
  - g. Acceptance of gift from Max Bloom
  - h. Approval of the 2025 Volunteer Ambulance Corps Service Award Listing
  - i. Approval of 2025-26 budget transfers and modifications
  - j. Authorization to close certain capital projects
- 7. Public Hearing – permitting additional lot coverage and floor area ratio (FAR) for proposed mix use project at 76 North Broadway**
- a. Email from Kathy Zalantis Esq 06-04-26
  - b. Board of Trustee meeting minutes from January 5, 2026
  - c. Letter from Irvington resident architects, preservationists & design professionals 07-16-26
  - d. Documents Related to Exemption Findings - 76 N. Broadway Project
  - e. Plans for 76 North Broadway
- 8. Resolutions**
- a. Appointment of a Theater Manager
  - b. Appointment of volunteer firefighter
  - c. Resignations from Volunteer Boards
  - d. Approval of contract with VHB for the Irvington Transit Oriented Development Rezoning Study (#2026-39)
  - e. Authorization to approve Change Order #1 for the Erie Street and Langdon Avenue water main replacement project (#2026-09)
  - f. Award of contract for joint Village paving (#2026-40)
  - g. Approval of Second Amendment to the Inter-municipal Agreement with Westchester County for solid waste and recyclables disposal
  - h. Approval of Agreement with Karp Strategies

**9. Review of the 2026 Capital Budget**

- a. 2026 Capital Budget
- b. Recreation & Parks
- c. Department of Public Works

**10. Reports of Boards, Standing Committees and Officers**

- a. Trustee Liaisons reports
- b. Village Administrator's report
- c. Village Clerk-Treasurer's report
- d. Village Attorney's report

**11. Public comment (please limit comments to no more than 3 minutes)**

**12. Review of action items**

**13. Adjournment**

## **Village of Irvington Awarded \$382,316 NYSDEC Community Reforestation (CoRe) Grant**

The Village of Irvington is excited to announce that it has been awarded a **\$382,316 New York State Department of Environmental Conservation (NYSDEC) Community Reforestation (CoRe) Grant** to support the long-term restoration and stewardship of Irvington Woods Park.

As one of Irvington's most treasured natural resources, Irvington Woods Park provides important wildlife habitat, protects local watersheds, offers recreational opportunities, and serves as an outdoor classroom for residents of all ages. This grant represents a significant investment in the future health and resilience of the forest.

Over the next several years, the project will focus on restoring native forest communities through:

- Invasive species removal and management
- Native tree and shrub planting
- Deer-exclosure installation to protect forest regeneration

These efforts will help improve biodiversity, support native wildlife, strengthen watershed protection, and encourage the growth of the next generation of forest canopy trees.

Planning and contractor procurement are currently underway, with field restoration work expected to begin in Fall 2026. The project builds upon many years of ecological research, forest stewardship, community volunteer efforts, and educational programming conducted within Irvington Woods Park.

Irvington is one of **16 communities statewide selected** to receive funding through the inaugural NYSDEC Community Reforestation (CoRe) Grant Program, which supports innovative forest restoration, climate resilience, and community forestry projects across New York State.

The Village extends its gratitude to the New York State Department of Environmental Conservation, the Irvington Woods Committee, and the many residents, volunteers, students, and community partners whose continued support has helped make this opportunity possible.

We look forward to sharing updates as this exciting project moves forward and continues to strengthen the ecological health of Irvington Woods Park for generations to come.

## Karen Buccheri

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**From:** Katie Bugna  
**Sent:** Monday, June 29, 2026 11:52 AM  
**To:** Board  
**Cc:** Charles Hessler; Karen Buccheri  
**Subject:** ACH over \$25K

Pursuant to the Village purchasing policy, please be advised that Mayor Burgos will be presented with one ACH over \$25K this week.

Vendor: Legacy Supply, LLC  
Purpose: Water Main Replacement Project for Erie Street and Langdon Avenue – Payment #3  
Fund: Capital Fund  
Amount: \$52,857.99

Thank you,

### **Katie Bugna, CPA**

Village Clerk-Treasurer



Village of Irvington  
85 Main Street  
Irvington, NY 10533  
Tel: (914) 231-3020  
Fax: (914) 591-4072

## Karen Buccheri

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**From:** Katie Bugna  
**Sent:** Monday, July 6, 2026 2:05 PM  
**To:** Board  
**Cc:** Charles Hessler; Karen Buccheri  
**Subject:** Check over \$25K

Pursuant to the Village purchasing policy, please be advised that Mayor Burgos will be presented with one check over \$25K this week.

Vendor: Axon Enterprises Inc.  
Purpose: Body Cam Annual Maintenance  
Fund: General Fund  
Amount: \$35,754.00

Thank you,

**Katie Bugna, CPA**

Village Clerk-Treasurer



Village of Irvington  
85 Main Street  
Irvington, NY 10533  
Tel: (914) 231-3020  
Fax: (914) 591-4072

# *RIVAS TRAVEL AND MULTISERVICE CORP.*

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701 W 184<sup>th</sup> Street, Frnt #1  
New York, NY 10033

Telephone: 212928-7000  
Fax: 212-928-2609

June 24, 2026

Village of Irvington Board of Trustees  
85 Main Street  
Irvington, NY 10533

**Re: Standardized Notice Form for Aventura Deli & Grocery 2, Inc -DBA- Irvington Deli- Eating Place Beer & Cider On-Premises New License**

To Whom It May Concern:

We are the Representative of Aventura Deli & Grocery 2, Inc – DBA- Irvington Deli. This party is Deli business located at 10 South Broadway #3, Irvington, NY 10533, telephone number (914) 231-6193. They are applying for Eating Place Beer (with Cider) Retail License.

Please find attached the Standardized Notice Form in favor of the above-named corporation fully completed.

If you have any questions, please do not hesitate to call us on (212) 928-7000.

Truly yours,



David Rivas

Representative





| OFFICE USE ONLY                |                               |            |
|--------------------------------|-------------------------------|------------|
| <input type="radio"/> Original | <input type="radio"/> Amended | Date _____ |

## Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: 6/24/2026 1a. Delivered by: Certified Mail Return Receipt Requested

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

☒ New Application ☐ Removal ☐ Class Change

For premises in the City of New York: (counties of Kings, New York, Bronx, Queens and Richmond):

☐ New Application ☒ New Application and Temporary Retail Permit ☐ Temporary Retail Permit ☐ Removal

☐ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date  
For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

**Please include all documents as noted above. Failure to do so may result in disapproval of the application.**

**This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:**

3. Name of Municipality or Community Board: VILLAGE BOARD OF TRUSTEES

### Applicant/Licensee Information:

4. Licensee License ID (if applicable): \_\_\_\_\_ Expiration Date (if applicable): \_\_\_\_\_

5. Applicant or Licensee Name: AVENTURA DELI & GROCERY 2, INC.

6. Trade Name (if any): IRVINGTON DELI

7. Street Address of Establishment: 10 SOUTH BROADWAY #3

8. City, Town or Village: IRVINGTON, NY Zip Code: 10533

9. Business Telephone Number of applicant/ Licensee: (914) 231-6193

10. Business E-mail of Applicant/Licensee: JANARVAEZ25@HOTMAIL.COM

11. Type(s) of alcohol sold or to be sold: ☒ Beer & cider ☐ Wine, Beer & Cider ☐ Liquor, Wine, Beer & Cider

12. Extent of Food Service: ☐ Full Food menu; full kitchen run by a chef/cook ☒ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Restaurant (full kitchen and full menu required)

☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke

14. Method of Operation: (check all that apply) ☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): \_\_\_\_\_

☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel

☐ Other (specify): \_\_\_\_\_

15. Licensed Outdoor Area: ☒ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure  
(check all that apply) ☐ Sidewalk Cafe ☐ Other (specify): \_\_\_\_\_



16. List the floor(s) of the building that the establishment is located on: 1ST FLOOR
17. List the room number(s) the establishment is located in within the building, if appropriate: #3
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☐ Yes ☒ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and ID number of the licensee:  

Name

License ID Number
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

**Owner of the Building in Which the Licensed Establishment is Located**

22. Building Owner's Full Name: THOMAS FATATO REALTY CORP
23. Building Owner's Street Address: 592 PACIFIC STREET
24. City, Town or Village: BROOKLYN State: NEW YORK Zip Code: 11217
25. Business Telephone Number of Building Owner: 718-965-7250

**Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice**

26. Representative/Attorney's Full Name: DAVID RIVAS / RIVAS TRAVEL AND MULTISERVICE CORP.
27. Representative/Attorney's Street Address: 701 WEST 194TH STREET FRNT #1
28. City, Town or Village: NEW YORK State: NY Zip Code: 10033
29. Business Telephone Number of Representative/Attorney: (212) 928-7000
30. Business E-mail Address of Representative/Attorney: RIVASD@AOL.COM

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: MARIUXI NARVAEZ Title: owner

☒ By checking this box I agree, and it is my intent, to electronically sign this document. By submitting this e-document to the New York State Liquor Authority in this way, I understand that my electronic signature I added to the signature line below is the legal equivalent of having placed my handwritten signature and affirmation on the submitted document and I am affirming the truth of the information contained therein.

Principal Signature:

X [Signature]

Date:

6/24/2026



*Philipse Hone*

INCORPORATED 1872

ARLENE BURGOS  
Mayor

*Trustees*

JOSIE BLOOM  
KENT KLEIMAN

LARRY OGRODNEK  
DAVID ZWIEBEL

CHARLES G. HESSLER  
Village Administrator

KATIE BUGNA  
Village Clerk-Treasurer

MARIANNE STECICH  
Village Attorney

- WHEREAS** as we approach the commemoration of the 250th anniversary of our nation's founding, the Village of Irvington proudly resolves to support and honor the pivotal local events and historic sites that shaped the American Revolution; and
- WHEREAS** on August 31, 1776, the Committee of Safety—which stood as the only intact government of the State of New York at the time—made its headquarters at the Odell Tavern in what was then Philipse Manor; and
- WHEREAS** during this era, before the Village of Irvington existed and the land comprised primarily of tenant farms, our region served as a critical refuge for soldiers and civilians retreating north to escape the victorious British following the defeat at the Battle of Brooklyn on August 27th; and
- WHEREAS** in these tense weeks following the Declaration of Independence, vital correspondence was exchanged and preserved between the Committee of Safety and General George Washington before the Committee moved its operations further north to Fishkill; and
- WHEREAS** through dedicated collaboration with the Irvington Landmark Preservation group, the Odell Tavern historical plaque has now been proudly installed on the fence facing Broadway, ensuring this vital local history is never forgotten; and
- WHEREAS** we extend our sincere gratitude to the owners of the Monte Nido property for their ongoing communication and support regarding the Village's commemorative resolutions and planned historic activities.
- NOW THEREFORE** I, Arlene Burgos, Mayor of the Village of Irvington, NY do hereby proclaim August 30, 2026 as

**"Irvington: Capitol for a Day"**

**IN WITNESS WHEREOF**, I have set my hand and imprinted the seal of the Village of Irvington on this 30<sup>th</sup> day of August 2026.

  
Arlene Burgos, Mayor

## Karen Buccheri

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**From:** Samantha Savarese  
**Sent:** Friday, June 26, 2026 4:40 PM  
**To:** Written Communications  
**Cc:** Kahmai Martin-Kirkland  
**Subject:** Thank you

Dear Mayor Burgos and Members of the Board of Trustees,

We would like to thank you for your time and consideration of the proposed EV charging stations on South Buckhout Street. We appreciated the opportunity to share our feedback through the public hearing process.

It was encouraging to see the Village pause to listen to the community's input, gather additional information, and weigh the possible trade-offs of this proposal. We especially want to thank Charles Hessler for meeting with residents on site after we raised our concerns about the mature trees and for arranging for a certified arborist to assess the location.

We value the Village's continued commitment to an open and transparent planning process, and its reaffirmation of that principle through its thoughtful response to this matter.

Thank you again for your time and for your service to the Village.

Sincerely,  
Samantha Savarese and Kahmai Martin-Kirkland

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**From:** Patrick Natarelli <>  
**Sent:** Tuesday, July 7, 2026 10:46 AM  
**To:** Board <[board@irvingtonny.gov](mailto:board@irvingtonny.gov)>  
**Cc:** Charles Hessler <[chessler@irvingtonny.gov](mailto:chessler@irvingtonny.gov)>  
**Subject:** Comments on the 2026 Facilities Plan

TO: Board of Trustees  
Village of Irvington

FROM: Patrick Natarelli  
29 Maple Street

DATE: July 7, 2026

I attended the recent open house meeting at the Main Street School and reviewed the presentation slide on the Village's website. As my comments are somewhat lengthy, it is easier to provide them in this letter than on the individual slides on the website.

#### **Comments on the Village of Irvington 2026 Facilities Plan**

The stated objectives of the Village's adopted **2003 Comprehensive Plan** and subsequent amendments include preserving and enhancing the Village's existing built character and scale, protecting open space, natural resources, and scenic corridors, managing growth in a responsible manner, and promoting the health, safety, and quality of life of Village residents. Based upon those objectives, my preferred alternative for the 2026 Facilities Plan is to modernize and improve the Village's existing municipal facilities in their current locations wherever feasible, rather than relocating major municipal facilities. My comments supporting this conclusion are set forth below.

#### **Department of Public Works (DPW) Garage**

From both operational and land use planning perspectives, the existing general location of the DPW garage appears to provide important advantages.

The DPW's primary responsibility during snow, ice, flooding, and other emergency events is to maintain passable roadways for emergency response. Main Street and Broadway are the Village's principal transportation corridors and are essential for police, fire, and EMS to be able to access the entire village. Relocating the DPW facility approximately one mile from the CBD could increase response times during critical weather events. In addition, emergencies or road closures along Harriman Road (e. g. downed trees due to weather related incidents) could impede access between a relocated DPW facility and other areas of the village.

The proposed relocation also raises broader land use and environmental planning considerations. The proposed site lies within the Reservoir watershed, an area that has historically been recognized for its environmental importance. A DPW facility would typically include fuel storage tanks, salt storage, vehicle maintenance operations, petroleum products, solvents, and other materials that require careful environmental management. The Village should fully evaluate whether this use is compatible with the long-term protection of the watershed and surrounding residential neighborhoods.

The operational perspective of DPW personnel should also be considered. Their experience regarding emergency response, travel times, equipment deployment, and day-to-day operations would provide valuable information when evaluating the proposed relocation.

The Facilities Plan presentation (Slide 9) states that:

"The Police Firing Range has been identified through the process as the preferred site for the new DPW facility. The property is Village-owned and not designated as parkland."



However, the **2003 Comprehensive Plan** appears to characterize this property differently. Figure 7.1 (Future Land Use Map) of said plan designates the Reservoir property as **Parks and Recreation Areas**, and Table 5.1 identifies the Irvington Reservoir and its approximately 109.75 acres as Village-owned park and recreation land. (p. 63) In addition, the **2003 Comprehensive Plan** notes:

"The biodiversity study identified several parcels in the eastern part of the Village that have natural resource significance. Three of these areas—the Reservoir property, the County's V.E. Macy Park, and Halsey Pond Park—are already protected as dedicated parkland or open space areas." (p. 66)

The Comprehensive Plan further recognizes the Reservoir's importance as an alternative water supply and references the Village's Water Purchase Agreement with New York City, which provides that Village-controlled non-City water sources should not be arbitrarily abandoned or disposed of and should be preserved and protected whenever reasonably possible. (pp. 66 and 67)

These planning documents raise several questions that should be addressed before selecting this location:

- How does the proposed DPW relocation conform to the Comprehensive Plan's land use recommendations?
- Has the Police Firing Range property undergone the required parkland alienation process, if applicable?
- If only the existing firing range has been alienated to date, would additional alienation be required to accommodate the full DPW facility?
- Is the proposed DPW site comparable in size, dollar value, and public benefit to any parkland that would be converted?
- How does the proposal satisfy the Comprehensive Plan's recommendations for protecting the Reservoir watershed and open space resources?

These questions should be addressed as part of the Village's environmental review and public decision-making process.

### **Fieldpoint Parking Lot**

Scenario B proposes utilizing the Fieldpoint parking lot at the top of Main Street for either a new fire station or a consolidated Public Safety Headquarters.

This municipal parking lot currently serves businesses located along upper Main Street and Broadway. As part of the Marker Ridge site plan approval, additional parking spaces were required because on-street parking along Broadway would be removed to provide adequate sight distance for vehicles exiting the development. Consequently, these public parking spaces continue to serve an important economic function for nearby businesses.

Before eliminating this parking resource, the Village should evaluate:

- the economic impact on existing businesses;
- whether replacement parking is necessary;
- where replacement parking could reasonably be located; and
- whether replacement parking would provide comparable convenience for customers.

Relocating parking to the current firehouse site farther west on Main Street does not appear to provide the same level of accessibility for businesses at the eastern end of the central business district.

### **Proposed Police Headquarters at Station Road and Broadway**

The proposed Police Headquarters site at the intersection of Station Road and Broadway raises questions regarding neighborhood character and compatibility.

As part of the original Marker Ridge approval, the existing residence on this site was intended to become a two-family condominium (modified to be a one family condominium under a revised site plan approval) in order to maintain the established residential character along Station Road, which includes parkland, single-family homes, and the small municipal sewer department building.

Replacing the single-family condominium with a municipal headquarters would substantially alter the character and scale of this portion of Station Road. It would also introduce increased vehicle activity at an



already complex offset intersection and require additional parking on parkland associated with police operations as shown on the conceptual plan.

If parkland is proposed to be used to accommodate parking or other municipal improvements, the Village should determine whether parkland alienation is required and, if so, what replacement parkland of comparable size, usefulness and dollar value would be provided.

### **Transit-Oriented Development (TOD)**

The conceptual Transit-Oriented Development illustrated on Slide 13 along Astor Street appears significantly larger in scale than the surrounding downtown development.

The existing B Zoning District limits building height to 35 feet and generally three stories. The buildings in the conceptual plan appear to exceed the prevailing height, massing, and bulk that characterize the Village's downtown.

If the Village ultimately pursues transit-oriented redevelopment, the zoning and design standards should ensure that new construction is compatible with the established architectural character, scale, and pedestrian environment of downtown Irvington. Maintaining the Village's traditional small-town character should remain a primary planning objective in any TOD proposal.

In addition, if portions of the existing DPW site were formerly occupied by the Village's wastewater treatment plant prior to regionalization of wastewater treatment, environmental site investigations should determine whether remediation is necessary before redevelopment occurs.

### **Flood Risk**

According to FEMA Flood Insurance Rate Maps, portions of both the proposed Police Headquarters site at the Station Road/Broadway intersection and the existing DPW property appear to lie within Flood Zone AE. Portions of the proposed Police Headquarters site also appear to lie within the Barney Brook regulatory floodway.

Development within regulatory floodways generally requires demonstration that proposed improvements will not increase flood elevations during the one-percent annual chance flood event.

The Village should therefore address several questions:

- Will the stormwater improvements along Harriman Road and Broadway currently underway modify the mapped floodplain or regulatory floodway on either or both sites?
- If not, is it sound public policy to locate critical public safety infrastructure or to promote private development within a mapped flood hazard area?
- How will risks to emergency personnel, municipal facilities, and downstream properties be mitigated?
- What resiliency measures would be incorporated into the design?

Given the essential role of police facilities during emergency events, flood resilience should be a primary consideration in site selection.

### **Conclusion**

Based upon the foregoing considerations, renovation and modernization of the Village's existing municipal facilities in their current locations appears to be the preferred planning alternative because it:

1. Preserves the Village's established built character and scale.
2. Supports the goals and recommendations of the adopted **2003 Comprehensive Plan** and amendments.
3. Minimizes disruption to established residential neighborhoods.
4. Protects parks, open space, and environmentally sensitive lands.
5. Reduces potential environmental and flood-related impacts associated with new municipal facility locations.
6. Maintains operational efficiency for essential municipal services.
7. Helps preserve the unique small-town character that distinguishes Irvington from other Hudson River villages.



For these reasons, I respectfully encourage the Village to give primary consideration to renovation and modernization of existing municipal facilities before pursuing relocation to environmentally sensitive or neighborhood-impacting sites.

Thank you for the opportunity to provide comments regarding the proposed 2026 Facilities Plan.

**From:** Michael Hanna <>

**Sent:** Thursday, 09 July 2026 08:15:02

**To:** Board <board@irvingtonny.gov>

**Cc:** Charles Hessler <chessler@irvingtonny.gov>

**Subject:** Re: July 20 Public Hearing — 76 North Broadway: Housing Support for Our Volunteer First Responders

To the Board of Trustees,

As an engaged resident and community volunteer, I write in consideration of the Varma Development application for 76 North Broadway, and to ask that, should the Board grant the requested relief, it condition its approval on Varma offering a rent discount on market-rate units to active members of the Irvington Fire Department and the Irvington Volunteer Ambulance Corps.

Our volunteers are our neighbors. They leave dinner tables, workplaces, and their own beds to answer calls for the rest of us, asking nothing in return. They train for months, remain on call around the clock, and shoulder real risk so that Irvington stays safe. When new housing is considered in the Village, it is worth asking how it can help the people who protect us afford to live among us.

The Village has already embraced this principle. Since 2003, Irvington has granted volunteer firefighters and ambulance corps members a 10% property tax exemption on their homes—a benefit the Board reaffirmed in 2024. But that exemption reaches only volunteers who own property. The younger members every volunteer department struggles to recruit could very likely come from people who rent, but they receive no equivalent support. A rent discount at 76 North Broadway would close that gap.

I ask deliberately about market-rate units. The moderate-income and affordable units associated with this application are governed by their own rent formulas and tenant-selection rules; volunteers who income-qualify may of course apply for those units like any other resident. A discount on market-rate units, by contrast, is entirely within Varma's discretion, legally straightforward, and increasingly common: HUD's Good Neighbor Next Door program has long offered such benefits to firefighters; Florida's Hometown Heroes program has helped nearly twenty-five thousand frontline workers; Suffolk County in 2025 required volunteer set-asides in county-funded housing; and at the Belmont at Eastview in Central Islip, a private developer's 10% first-responder rent discount filled roughly 60% of its first 175 leases—with the local fire chief now recruiting from the building. Irvington and Varma would simply be applying a proven model.

This serves everyone's interests. For the Village, the math is simple: replacing volunteers with paid staff would cost many more millions every year. And Varma benefits directly—Varma will be a significant Irvington taxpayer, and property taxes are among the largest operating costs of any rental property. A rent discount simply returns a small share of that benefit to the very people who create it. The fit here is unusually good: 76 North Broadway is near the firehouse and ambulance headquarters on Main Street, so volunteers living there could reach their apparatus faster than almost anyone in the Village. And as Varma is asking the Village for lot coverage and FAR beyond what the code allows, a modest commitment to our volunteers is a fitting public benefit to accompany any relief granted.

If a fire truck or ambulance is ever needed at 76 North Broadway, it will be volunteers who respond. I respectfully ask the Board and Varma to make sure some of them can also call it home.

Sincerely,

Michael Hanna

Irvington resident and Village volunteer S. Buckhout St, Irvington, NY



## Karen Buccheri

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**From:** Joshua Nathan  
**Sent:** Friday, July 10, 2026 10:32 AM  
**To:** Arlene Burgos; Josie Bloom; Kent Kleiman; Larry Ogrodnek; David Zwiebel; Charles Hessler; Karen Buccheri; Office  
**Cc:** Annie  
**Subject:** Concern from Resident re: DPW relocation

Dear Mayor Burgos, Trustees, Village Administrator, and Members of the Village Board,

I am writing to express my strong opposition to the proposal to relocate the municipal sanitation and public works facility to a site on Cyrus Field Road, adjacent to Irvington Woods and the reservoir.

This area is one of Irvington's most treasured natural assets and a major reason why my family, and so many others, chose to move here. When we purchased our home, I understood that these parcels were not zoned for industrial use, which gave me confidence that this remarkable landscape would remain protected. Replacing mature woodland with a multi acre municipal sanitation and public works complex would permanently change the character of this landscape.

The proposal would introduce heavy truck traffic, noise, lighting, and other industrial impacts into a quiet residential area. I am especially concerned about increased truck traffic on Harriman Road and Cyrus Field Road, already narrow, winding, and hilly roads that are difficult to navigate. These roads are used every day by families, children, pedestrians, cyclists, school buses, and residents traveling to and from their homes. Their steep grades, sharp curves, and limited sight lines already present challenges, and adding sanitation trucks and other public works vehicles would create unnecessary safety risks while diminishing the quality of life for nearby residents. The proposal would also result in the loss of mature woodland, disruption of wildlife habitat, increased stormwater runoff, degraded air quality, and other lasting environmental impacts.

These impacts would not be limited to the surrounding neighborhoods. They would also affect every Irvington resident who values Irvington Woods, the reservoir, and the trail system, all of which are among the Village's defining natural resources.

I am also troubled that many nearby residents I have spoken with were completely unaware this proposal was even under consideration. They were genuinely shocked to learn about it. The neighborhoods that will be most directly affected deserve far better notice and a meaningful opportunity to participate before decisions of this magnitude are made.

Finally, I struggle to understand the planning rationale behind relocating an industrial municipal facility immediately adjacent to one of Irvington's most environmentally sensitive and scenic areas, particularly if the current DPW site is considered appropriate for residential redevelopment.

I respectfully urge the Village to reject this proposal and pursue alternatives that protect Irvington Woods, the reservoir, and the surrounding neighborhoods. I would also appreciate a response outlining the Village's reasoning, the anticipated project timeline, and the next opportunities for public participation so that I can share that information with residents of Legend Hollow, Fieldpoint, and the Harriman Road and Cyrus Field Road neighborhoods and encourage their involvement in this process. Based on the many conversations I have had, it is clear that many of the people who would be most directly affected were unaware this proposal was under consideration. They deserve clear communication, meaningful notice, and a genuine opportunity to participate before any decisions are made.

Sincerely,



Josh

Josh Nathan

**From:** Tanya Hunt

**Sent:** Friday, July 10, 2026 2:20 PM

**To:** Board <[board@irvingtonny.gov](mailto:board@irvingtonny.gov)>; Arlene Burgos <[aburgos@irvingtonny.gov](mailto:aburgos@irvingtonny.gov)>; Josie Bloom <[jbloom@irvingtonny.gov](mailto:jbloom@irvingtonny.gov)>; Kent Kleiman <[kkleiman@irvingtonny.gov](mailto:kkleiman@irvingtonny.gov)>; Larry Ogrodnek <[logrodnek@irvingtonny.gov](mailto:logrodnek@irvingtonny.gov)>; [dzweibel@irvingtonny.gov](mailto:dzweibel@irvingtonny.gov); Charles Hessler <[chessler@irvingtonny.gov](mailto:chessler@irvingtonny.gov)>

**Cc:** SPAN <[span-irvington@googlegroups.com](mailto:span-irvington@googlegroups.com)>

**Subject:** Spiro Park Association of Neighbors Letter, Re: Facilities Planning Project Scenarios

July 10, 2026

Village of Irvington Board of Trustees  
Mr. Charles Hessler, Irvington Village Administrator  
85 Main Street  
Irvington, NY 10533

Delivered via email:

Board of Trustees: [board@irvingtonny.gov](mailto:board@irvingtonny.gov)

Mayor Arlene Burgos: [aburgos@irvingtonny.gov](mailto:aburgos@irvingtonny.gov)

Trustee Josie Bloom: [jbloom@irvingtonny.gov](mailto:jbloom@irvingtonny.gov)

Trustee Kent Kleiman: [kkleiman@irvingtonny.gov](mailto:kkleiman@irvingtonny.gov)

Trustee Larry Ogrodnek: [logrodnek@irvingtonny.gov](mailto:logrodnek@irvingtonny.gov)

Trustee David Zweibel: [dzweibel@irvingtonny.gov](mailto:dzweibel@irvingtonny.gov)

Village Administrator Charles Hessler: [chessler@irvingtonny.gov](mailto:chessler@irvingtonny.gov)

Dear Mayor Burgos, Members of the Board of Trustees, and Village Administrator Hessler:

We are a large group of Irvington residents in Spiro Park who represent our community organization, the Spiro Park Association of Neighbors (SPAN). Whether we have been here for a year, a lifetime, or somewhere in between, we are united by our love of this village and the warm, small town feeling that drew us all to live in this place.

From this perspective, we have significant questions and concerns about the proposed plans for facilities upgrades/relocation of the fire department, police department, recreation & parks department, and justice court in Irvington.

Given the substantial impact that all three of the proposed scenarios would have on the quality of village life and the major associated costs of any plan that might go forward, we would expect the board to put whatever it approves before the community for a vote - even if that is not legally required.

***Overall, we are in favor of finding the most efficient solution that:***

- 1. solves current, urgent problems;***
- 2. prudently plans for the future;***
- 3. places a high priority on utilizing already-developed spaces;***
- 4. prioritizes taking advantage of potential public/private partnerships;***
- 5. maintains a laser focus on minimizing the cost to taxpayers.***

### **Fire Department**

We are acutely aware that the current fire house does not provide enough space for required current or future safe and modern operations, and are in favor of remedying the problem as soon as possible.

To best address this situation while keeping the quality of village life and cost considerations at the forefront, our view is that keeping the fire department on Main Street (Scenario A) or locating it at Main Street and Broadway (Scenario B) appear to be the most viable options.

### **Police Department**

We understand that the current location of the police department offers woefully inadequate facilities for modern operations, and we are in favor of remedying the problem in the most practical way.

To best address this situation while keeping the quality of village life and cost considerations at the forefront, our view is that keeping the police department on Main Street (Scenario A) or locating it at Main Street and Broadway (Scenario B) appear to be the most viable options.

### **Recreation & Parks Department and Justice Court**

We understand that expanding the police department on Main Street necessitates moving the Justice Court, which would provide an opportunity to build a new mixed-use building to address the needs of both the Justice Court and the Recreation & Parks Department, while keeping the quality of village life and cost considerations at the forefront.

Given these considerations, our view is that keeping the Recreation & Parks Department and Justice Court on Main Street (Scenario A) or locating them at Main Street and Broadway (Scenario B) – with Recreation & Parks Department *offices* relocated to the 2<sup>nd</sup> floor of the Irvington Senior Center – appear to be the most viable options.

### **SCENARIO C: COMPREHENSIVE APPROACH**

Although we understand the general appeal of building a large Public Safety Building complex that would meet the complete space needs and allow room for growth for the village's fire, police, and justice court (but notably *not* IVAC, which would remain on Main Street), **we are strongly opposed to this scenario for a number of reasons:**

- ***Flood Zone:*** It is irresponsible and short-sighted to add a significant number of impervious surfaces to a flood zone, even given the village's ongoing flood mitigation efforts/culvert upgrades in the immediate area.
- ***Green Space:*** This scenario unnecessarily and substantially reduces precious green space on both sides of Station Road.
- ***Property Purchases:*** This scenario would require the village to make two separate private property purchases (the white house) and the land (owned separately from the house) on the north side of Station Road.
- ***Emergency Response Time:*** Fire trucks cannot go through the Station Road tunnel, adding response time for village locations south and west of the tunnel; which would also affect volunteer response time for some of those arriving to serve at the



*Public Safety Building. In a fire emergency, added response time can make a measurable difference between life and death and/or in the ability to save valuable property.*

· ***Village Gateway:** Replacing precious green space with a large new Public Safety Building complex, on both the north and south sides of Station Road at the village gateway, is completely contrary to the character of the village.*

· ***Station Road Park:** Building a parking lot in Station Road Park's current location and moving the park to the site on the hill east of the current location, adjacent to Broadway, would decimate the serenity and usability of the park, especially for young families.*

· ***Neighborhood vs. Commercial Area:** There is a civic benefit to locating village services on Main Street in the heart of our community's shared space, rather than putting additional development and traffic pressure on the serene neighborhood area of Spiro Park, especially given existing Dows Lane Elementary and Metro North traffic as well as the uncertain status of development of the Cosmopolitan Building at the west end of Station Road.*

Finally, we reiterate our expectation that the board present a referendum for a vote by our community on any project it approves - even if that is not legally required.

We greatly appreciate your careful consideration of our viewpoints and look forward to the opportunity to receive and review your response.

Respectfully submitted,

The Spiro Park Association of Neighbors (SPAN)

1. Anne Altman, 7 Brook Place
2. Kathy Byfield, 3 Maple Street
3. Tim Byfield, 3 Maple Street
4. Elizabeth Boyle, 2 Brook Place
5. George Boyle, 2 Brook Place
6. Beth Budnick, 19 Maple Street
7. Hannah Budnick, 19 Maple Street
8. Brian Burke, 5 Willow Street
9. Frank Campbell, 81 Station Road
10. Rosa Campbell, 81 Station Road
11. Rob Collins, 21 Oak Street
12. Danielle Cooper, 4 Oak Street
13. Josh Cooper, 4 Oak Street
14. Brian Cuff, 3 Oak Street
15. Marcie Cuff, 3 Oak Street
16. Brian D'Arrigo, 19 Woodbine Road
17. Helena D'Arrigo, 19 Woodbine Road
18. Betsy Donovan, 28 Willow Street
19. Noreen Doyle, 20 Station Road
20. Karen Dring, 23 Willow Street
21. Jeannie Elder, 75 Station Road

22. Rob Elder, 75 Station Road
23. Tracy Everding, 16 Station Road
24. Robert Forster, 12 Maple Street
25. Teresa Forster, 12 Maple Street
26. David Farman, 30 Station Road
27. Martin Gallagher, 1 Woodbine Road
28. Mary Gallagher, 1 Woodbine Road
29. Anne Goldfield, 22 Maple Street
30. Melinda Gordon, 30 Station Road
31. Keach Hagey Harris, 73 Station Road
32. Wesley Harris, 73 Station Road
33. Brad Hunt, 54 Station Road
34. Tanya Hunt, 54 Station Road
35. Charlotte Isler, 101 Station Road
36. Don Isler, 101 Station Road
37. Debra Jacoby, 65 Station Road
38. Kelly Jones, 21 Oak Street
39. Janet Kovacs, 62 Station Road
40. Jimmy Kovacs, 62 Station Road
41. Larry Lonky, 55 Station Road
42. Nancy Lonky, 55 Station Road
43. Dan Maillet, 47 Station Road
44. Dorothy Maillet, 47 Station Road
45. Nicholas Marco, 11 Willow Street
46. Rea Marco, 11 Willow Street
47. Mike Mermin, 12 Woodbine Road
48. Michael Mincieli, 15 Willow Street
49. Anne Naftel, 29 Oak Street
50. Eric Naftel, 29 Oak Street
51. Erika O'Shea, 8 Maple Street
52. Bruce Perez, 16 Station Road
53. Rebecca Rachlin, 20 Willow Street
54. Andrew Raybould, 28 Willow Street
55. Marc Rehm, 22 Maple Street
56. Rebecca Rikon, 49 Station Road
57. David Sellar, 7 Brook Place
58. Andrew Senyszyn, 15 Maple Street
59. Janice Shepps, 3 Dows Lane
60. Larry Shepps, 3 Dows Lane
61. Rachel Shupe, 33 Maple Street
62. Robert Shupe, 33 Maple Street
63. Claudia Smith, 23 Maple Street
64. Kate Taylor, 12 Woodbine Road
65. Anne Valentzas, 45 Station Road

66. Jason Valentzas, 45 Station Road
67. Patricia Waters, 5 Willow Street
68. Emma Whitman, 15 Maple Street
69. Barbara Wright, 84 Station Road
70. Dr. Thomas Wright, 84 Station Road



From: **Steven Balet** <>

Date: Sat, Jul 11, 2026 at 11:50 AM

Subject: Letter concerning facilities

To: <board@irvingtonny.gov>, <aburgos@irvingtonny.gov>, <kkleiman@irvingtonny.gov>, <logrodnek@irvingtonny.gov>, <dzweibel@irvingtonny.gov>, <mhanna@proteanfilms.com>

Letter to the Board concerning the facilities planning process

Dear Mayor Burgos, Board of Trustees, Charles Hessler, and Michael Hanna,

I would first like to offer my sincere apologies for the heated tone I adopted during our recent meeting. That manner of communication is not one I enjoy or typically employ, and I appreciate your patience as I work to convey my concerns more constructively.

I want to be clear that my frustration is not directed at you personally. I recognize that you are dedicated public servants, and it is not expected that you be experts in municipal facility relocation. Unfortunately, it is increasingly apparent that the current approach to communicating and evaluating this proposal may not be achieving the level of transparency and public confidence that residents expect.

Since Fieldpoint ("FP") was officially informed of the relocation proposal on June 18th, two months after this project started, there has been a significant amount of consternation among our residents. Despite the Board's stated commitment to transparency, the current handling of this project has created the perception among many residents that key decisions are being steered towards a preferred outcome behind closed doors, regardless of whether that perception is accurate.

This perception is driven by several aspects of the process that many residents find concerning:

- **Inconsistent Messaging: The information presented at in-person meetings differs markedly from what is published on the project website.** For example, the website lists numerous potential sites, yet only three are discussed in meetings. Furthermore, the website does a deep dive into a town survey and other information - yet provides just one line of text and no discussion regarding the role affordable housing plays in the broader planning considerations. Despite just one line on the website, it has been discussed extensively as the driving force and potential outcome of the proposal by Michael Hanna and members of the Board.

- **Omission of Key Stakeholder Opinions:** The public materials do not reflect that our own professional and volunteer firefighters do not believe moving the firehouse is necessary for its modernization. In addition, it has not been shared that they have raised safety concerns regarding several of the sites being showcased as viable options. If there are any operational or safety concerns associated with sites, those concerns should be communicated clearly to residents as part of the evaluation process and feedback process. Further, despite a written response stating FP would not grant land or easement and a request to make this public – this information has not been made publicly available despite its relevance to residents evaluating the proposed options.

- **Financial Transparency:** Financial figures are being discussed during public meetings, suggesting that financial analyses and assumptions have informed the evaluation process. At the meetings the Board members have stated that they may not need a bond to build affordable housing after the sale of various Irvington properties – therefore negating the need for a town vote. Yet, no comprehensive financial data, tax grievance projections, or property value impact studies appear to have been made readily available for public review. Understanding the long-term financial ramifications of these decisions is important for residents to give feedback as well as to understand the data the Board is using in its evaluation process.



· **Timing and Outreach:** Holding the crucial in-person feedback sessions during the summer months, when many residents are away, may unintentionally limit participation by a significant portion of the community. This is compounded by the lack of effort made to engage with the communities most affected by these proposals, such as FP, Legend Hollow, and the residents of Emory Drive and surrounding streets earlier in the process. (At the meeting, Mr. Hanna described the FP solution as the "Goldilocks solution" for the Board. Comments such as these highlight the need for greater clarity regarding how alternatives are being evaluated and compared, as well as why there is a continued perception that decisions have already been made.)

· **Unclear Justifications for the Existing Space:** We are not getting straight answers about the plans for the current firehouse. The BBB consultant stated that while the current location *can* be expanded, he recommends moving in case it needs to be expanded *again* in the future. Residents would benefit from understanding what future scenarios would require a second expansion. In addition, residents would benefit from understanding whether BBB's prior experience advising on affordable housing projects, played any role in shaping the recommendations under consideration.

· **Missing Environmental Diligence:** There has been no presentation of an environmental study regarding the impact of moving the town's garbage collection services directly across the road from the town reservoir. Although statements have been made that it would be environmentally safe, the credibility of those statements is lacking given there has been no environmental study, no estimate of what the added environmental upgrade costs would be versus other sites. Given prior community concerns regarding light and noise pollution, many residents would expect similar environmental impacts to be analyzed and discussed as part of the process before bringing it to the public.

· **Unclear Diligence:** In the initial communication with FP we were asked to relinquish FP land to make the option viable. When we responded that we would not, we received a second communication that stated the option would no longer require FP land. It might be helpful to disclose to the community all the changes that have been made to the plans since they were originally presented, specifically the changes to the proposed site at FP and why and when they were made.

· **There was a newsletter put out by a resident that stated that we should not believe the claims about traffic.** The issue is that, like many residents, I have not seen a traffic study posted online. If traffic studies or related analyses have been conducted, they should be made publicly available, so all residents have equal access to information being used to evaluate these proposals.

· **Deadlines have not been made clear:** At the meetings the Board has stated that it could vote on a preferred alternative during its September meeting. This is not stated on the website. Many residents remain unclear regarding the extent of the Board's authority, the opportunities for public input, and what role residents will ultimately play in decisions involving the relocation of the DPW, firehouse, and recreation facilities.

Beyond the process, the foundational assumptions being used to justify these moves warrant further examination.

### Questions Regarding Comparable Communities

The communities selected for comparison do not reflect Irvington's reality. While the committee visited Ardsley (whose previous firehouse was in a converted 1914 schoolhouse) and Scarsdale (a significantly larger community), it is unclear why our immediate Rivertown neighbors like Dobbs Ferry and Hastings were not included in the comparison. Further, comparing our 1964 facility to towns like Peekskill, Beacon, or Ossining—which had to replace buildings over a century old that were never meant to be firehouses in the first place—may not fully reflect Irvington's circumstances and operational needs.

### **Inaccurate Demographic Assumptions**

Mr. Hanna stated at the meeting that affordable housing is urgently needed to attract 30-year-olds to the Rivertowns, implying a lack of young families. This does not appear to fully align with publicly available demographic data. Irvington has a *higher* percentage of homes with school-age children today (around 42%) than we did 20 years ago (37%). People are simply starting families later. Affordable housing is a laudable goal, but residents deserve to understand how that objective is being weighed alongside operational, financial and public safety considerations. If the Board is basing monumental land-use decisions on incorrect demographic assumptions it is important that those assumptions be revisited and validated before major land-use decisions are finalized. Once these properties are sold, Irvington's flexibility regarding increasing its tax base to create a more affordable community will be gone forever.

In closing, this letter is not an opposition to improving our municipal facilities. Rather it is a request for a process that is transparent, data-driven and truly inclusive of meaningful public participation. The current process presents an opportunity to strengthen community trust through greater transparency, broader engagement, and more complete disclosure of the information being used to evaluate these proposals. By providing complete information, aligning online and in-person communications, and clearly articulating the objectives behind these proposals the Village can strengthen public trust and build a path that enjoys broader community support.

Sincerely,

Steven Balet

Resident



## Karen Buccheri

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**From:** Michael Hanna  
**Sent:** Monday, July 13, 2026 9:59 AM  
**To:** Written Communications  
**Cc:** Charles Hessler  
**Subject:** Building on Steve Balet's Letter about the Irvington Community We Love

Dear Mayor Burgos, Village Trustees, and neighbors,

I read Steve Balet's July 10 letter regarding the importance of civility and good process with genuine appreciation. Steve Balet and I have walked parallel paths — he serves on the school board and leads the Fieldpoint HOA; I previously served as president of the Irvington school board, partnering with the BOE and administration to successfully settle a teacher contract and see through a major capital bond in 2019 that updated classrooms and made our schools safer. Anyone who has held those seats knows residents deserve clear information before big decisions. In fact, my own volunteer role in the Village Facilities Project is to support public engagement. The process has been genuinely open — the potential facilities sites have been public for over a year, and hundreds of residents, including Steve Balet's Fieldpoint neighbors, have taken part in the surveys, workshops, and open houses. There have been numerous news articles in the Rivertowns Dispatch and Hudson Independent covering the Facilities Project process. All are invited to review the work product on the Village website at <https://www.irvingtonny.gov/827/Facilities-Planning-Project>. The process is ongoing and stakeholders have the opportunity to provide constructive feedback that informs the path forward. The detailed traffic and environmental studies he mentions rightly come at the next stage after the recommendations are made in September and the Village Board narrows to a preferred strategic approach. No board commissions six traffic studies for six sites it will never build on.

Process questions are important, but can crowd out the big question: what kind of village do we want?

Most of us came here for the same short list. Schools that are the envy of the country. A Main Street where your kids can walk for pizza. And something we fundamentally count on: when a fire alarm rings, the people who respond are our neighbors — volunteers who leave their dinner tables and their own kids to protect ours.

That third one is the part that could keep us up at night, because the question of who answers the call is getting harder every year. Our all-volunteer Fire Department and Ambulance Corps are a treasure, but treasures need tending. The adults most likely to volunteer — roughly ages 25 to 44, the ones with the dedication for 2 a.m. calls and life-saving training — are exactly the people being priced out of Irvington. That group has shrunk by about a third here since 2000, from nearly 1,900 residents to around 1,300 (U.S. Census 2000; American Community Survey 2019–2023), as the median home climbed toward \$900,000. And with challenges of housing affordability, the households that do arrive are, on average, older and more affluent — wonderful neighbors, but not the pipeline that has historically filled our fire and ambulance rosters. Statewide, volunteer ranks are at a forty-year low (Firefighters Association of the State of New York, 2026).

If we lose the volunteer model, the replacement isn't hypothetical: a minimum professional staffing would cost on the order of \$1.3 million a year added to the Village tax bill — every year, growing with salaries and pensions and never retiring (based on average career-firefighter pay in neighboring Westchester departments, Empire Center/SeeThroughNY, 2023). Nor is sharing the burden with our neighbors a ready escape: consolidating core services has been studied — Westchester's own county-wide shared-services review, in which Irvington participated (Rockefeller Institute of Government, 2018), found residents firmly opposed to merging police and emergency operations and projected only marginal savings, because our villages already share what makes sense to share.

So what could actually protect the village we came here for? In large part, new rental housing — and this is where the conversation needs to occur, because housing is often discussed as a cost when it is, in fact, the solution working three jobs at once.



First, rental housing—a mix of market rate, affordable, and moderate income apartments—that a teacher, tradesperson, or first responder can actually afford could be key to the firehouse's needed recruitment plan. New, smaller rental units offer an entry point to our Village that doesn't demand a massive down payment, a gut renovation, or two decades of savings first. New rental housing works toward rebuilding the pipeline of neighbors who answer the call — one of the only realistic paths to keeping every home in the Village protected by volunteers rather than by a permanent new payroll — and the major tax increase that would come with it.

Second, new housing helps pay for the facilities construction itself. The Village's approach — shaped by the clear message voters sent in November 2023, when 84% of participating voters said no to a capital bond reliant solely on existing taxpayers — is to modernize by selling land the Village already owns near the train station and tax revenue new housing brings, rather than relying solely on current residents' pockets. And if the volunteer model someday proves impossible to sustain despite our best efforts, this same approach funds a considered, orderly transition to a hybrid department — planned on our terms rather than forced on us in a crisis.

Third, and closest to my heart as a former school board president: our schools come out ahead — comfortably. A natural first question about any new housing is whether it will bring more students than our schools and budgets can absorb. It's a fair question, and the facts turn out to be reassuring. The kind of housing being discussed — smaller, rental apartments, mostly one and two bedrooms near the train station — simply won't generate many students. A project already moving through review at 76 North Broadway illustrates it: just over 50 units projected to add about a dozen students, while paying our School District roughly \$570,000 a year in taxes — about twice what educating those students costs (developer's fiscal impact analysis, Tim Miller Associates, June 2025). That's a quarter-million dollars of net new funding for our classrooms, every year, from a single property.

Well-designed housing doesn't compete with our kids. It helps pay for their teachers, their programs, and the aging roofs and boilers the District will soon need to fix — and since remarkable schools are the engine of every Irvington home's value, that funding protects all of us, whether or not we have children in the classrooms. That same 76 Broadway proposal additionally estimates over \$100,000 in new tax revenue to support Village operations.

Meanwhile, "kicking the can" is riskiest of all. Our outdated, undersized facilities — Police, Recreation, Public Works, and the Firehouse — hamper services on behalf of residents, lack parking, and keep aging, requiring millions in renovations. For our volunteer Fire Department and Ambulance Corps, recruitment is ever more challenging. The most expensive outcome of all is the one we drift into by default with none of the upside of addressing issues comprehensively. When your home has a known, serious plumbing problem, do you plan the fix — or wait for the pipes to burst and call the plumber at midnight?

Notably, Steve Balet closed his letter by saying it was not opposition, but a request for a transparent, inclusive process, and I share this value — that is the process underway. As we work through the sites and the studies, let's keep our eyes on what's actually at stake for every stakeholder: preserving and updating emergency services and quality of life; schools with growing net funding instead of a shrinking base; and a village that families, younger adults, and longtime residents can all still afford to call home. Those aren't competing interests, they are our in mutual interest.

We won't agree on everything, but if we agree on a fact-based, civil process, the rest is a conversation among neighbors about protecting and improving the community we love — which is exactly what it should be.

With respect and appreciation for everyone engaging — stay constructively involved,

Michael Hanna  
Village resident and volunteer  
S. Buckhout St.



**From:** Yael Coppleson Greenberg <>

**Sent:** Monday, July 13, 2026 11:03 AM

**To:** Arlene Burgos <[aburgos@irvingtonny.gov](mailto:aburgos@irvingtonny.gov)>; Josie Bloom <[jbloom@irvingtonny.gov](mailto:jbloom@irvingtonny.gov)>; Kent Kleiman <[kkleiman@irvingtonny.gov](mailto:kkleiman@irvingtonny.gov)>; Larry Ogrodnek <[logrodnek@irvingtonny.gov](mailto:logrodnek@irvingtonny.gov)>; David Zwiebel <[dzwiebel@irvingtonny.gov](mailto:dzwiebel@irvingtonny.gov)>; [writtencommunication@irvingtonny.gov](mailto:writtencommunication@irvingtonny.gov)

**Subject:** New DWP Site Concerns

Dear Mayor and Members of the Village Board,

I am writing to express my deep concern about the proposed relocation of the Department of Public Works to the Cyrus Field Road site.

My family moved to Irvington seven years ago after leaving New York City because we were drawn to the quiet, wooded character of this neighborhood. We chose this area for its natural beauty, peaceful surroundings, and immediate access to the Irvington Woods trail system—one of the Village's greatest assets. Moreover, when we first drove on Harriman/Cyrus Field Road, the beauty was unmatched, with the canopy of trees that bridges the reservoir and the woods in the fall. It is magnificent.

The proposed location places a municipal operations facility next to two of Irvington's most valuable natural resources: the Irvington Reservoir and the Irvington Woods. A DPW facility inevitably involves fuels, road salt, chemicals, heavy equipment, and industrial activity. Moreover, it will inevitably require the removal of trees, something that even we, as homeowners, are not permitted to do without extensive review and ecological assessment.

This site sits at the top of a steep hillside, any contaminated stormwater or accidental spills could flow downhill, threatening the reservoir, surrounding ecosystems, and the broader watershed, as well as any home off Harriman Road (Lewis Road, Park Road, Victor Road and Shady Lane) which are all downhill from the proposed site.

Beyond the environmental risks including, but not limited to, the noise, lighting, tree removal, and daily operations associated with a DPW facility, this move would permanently alter the peaceful character of the woods and trails that so many residents cherish.

Residents also deserve a clear explanation of why this environmentally sensitive site was chosen over other alternatives. Given the sensitivity of this location, the Village should demonstrate that all reasonable options were thoroughly evaluated and explain why a site adjacent to the Irvington Woods and Reservoir was selected over less impactful alternatives.

I support the Village's efforts to redevelop the waterfront and believe those investments could benefit Irvington for generations. What I struggle to understand is why that progress should come at the expense of one of Irvington's most treasured natural areas.

I adore our Village. I am also a strong supporter of the Village's commitment to preserving its unique character—from its historic homes and charming streets to its wooded landscapes and extensive trail system. However, the potential for economic growth at the waterfront, should not be done at the detriment of one of our most precious resources.

Irvington's natural landscape is one of the reasons people choose to live here. Once these resources are compromised, they cannot easily be restored. I respectfully ask the Board to protect the Irvington Woods



and the Reservoir by choosing a location that better balances the Village's operational needs with its responsibility to preserve our environment.

Thank you for your consideration.

Yael Greenberg

5 Lewis

## Karen Buccheri

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**From:** Benjamin Angarita MD  
**Sent:** Monday, July 13, 2026 2:56 PM  
**To:** Written Communications  
**Cc:** Arlene Burgos; Josie Bloom; Kent Kleiman; Larry Ogrodnek; David Zwiebel; Myat Angarita  
**Subject:** Opposition to Proposed DPW Relocation to Irvington Woods  
**Attachments:** Irvington Woods-Ben & Gabe.jpg

To the Mayor and Trustees of Irvington:

I am writing to express my strong opposition to the proposal to relocate the Department of Public Works from its current location in the center of Irvington to the Irvington Woods area near the Reservoir and the existing shooting range.

My family and I have owned 7 Cyrus Field Road, immediately adjacent to the proposed DPW site, since 2018. My wife and I both grew up in environments very different from the one in which we hoped to raise our children. I was born and raised in Queens by parents who immigrated to the United States from Colombia. My wife was born and raised in Burma, where she lived without running water until she was 12 years old and came to the USA as a political refugee.

When we began looking for our first home and a place to raise our two sons, Elijah and Gabriel, we hoped to find a peaceful community surrounded by nature. We had never heard of Irvington before visiting friends from the Upper West Side in 2016, but we immediately recognized the unique beauty and character of the Village. The wooded surroundings, quiet roads, Reservoir, and access to the Irvington Woods were central to our decision to purchase our home on Cyrus Field Road.

Although Irvington looked very different from the places where we grew up, we felt especially welcomed here. Unlike many other communities in Westchester, Irvington struck us as both peaceful and diverse—a place where we could comfortably raise our sons, who are half Colombian and half Burmese. The Village offered us the natural environment we had hoped for without requiring our family to sacrifice a sense of belonging.

The importance of preserving this area has long been recognized by the Village itself. In 1989, the Village determined that additional legal protection was necessary under its resource-protection system because of the area's "special significance to the quality of life in and ambience of Irvington." That protection has remained part of the Village's zoning ordinance under Section 224-51A. The Village Trustees also recognized that the "wooded, almost wilderness feeling of Cyrus Field Road to the Saw Mill Parkway" should be protected because visual disruption of the corridor would "substantially diminish an essential component of the Village's character."

That vision was immediately apparent to us when we first visited Irvington. It is one of the main reasons we chose to make 7 Cyrus Field Road our home.

Over the past eight years, the Irvington Woods have come to feel like an extension of that home. I have hiked there regularly alone and with my family. As a private psychiatrist and small-business owner, the Woods have provided me with exercise, peace, solitude, and a place to decompress from the demands of my work.

The Woods have also been an important part of my children's upbringing and our family's daily life. I often take my younger son hiking there. Some of my most vivid memories are of walking through the Woods with Gabriel when he was

a colicky infant and would fall asleep only when one of us was walking and gently rocking him. These are not merely trails near our house. They are part of our family's history.

Living immediately beside the proposed site has also allowed me to witness the remarkable biodiversity of this area. Just as my family has made its home here, the surrounding Woods are home to groundhogs, chipmunks, foxes, blue jays, hawks, and many other forms of wildlife. Because I work from home most days, I see these animals regularly and have come to appreciate how closely their habitat depends on the quiet, wooded character of the area. Locating a DPW facility here would not only disrupt my family's home; it would also disturb the established habitat of the wildlife that depends on these Woods.

The existing shooting range already conflicts with the Village's stated vision for Cyrus Field Road on the days when it is in use. The sound of gunfire disrupts the peaceful atmosphere, interferes with my work, and affects my family's enjoyment of our home. Relocating the DPW to this same area would create a much larger, more frequent, and more permanent disruption.

A DPW facility would bring regular truck traffic, heavy machinery, backup alarms, artificial lighting, exhaust, outdoor storage, and early-morning activity into an area that has long been protected for its natural, residential, and almost wilderness-like character. It would also place additional pressure on the wildlife habitat and natural environment surrounding the Reservoir. Once that character and habitat are altered, they would be extremely difficult, if not impossible, to restore.

I understand that the Village must provide its DPW employees with a safe and functional workplace. However, that important objective should be accomplished at the current location or at another previously developed site that is better suited for industrial municipal operations. The current DPW location is centrally situated and already compatible with its surrounding environment. Moving it to the Irvington Woods would transfer a major industrial use into one of the Village's most environmentally sensitive and distinctive areas.

Irvington should remain true to the principles that have guided the preservation of the Woods, Reservoir, and Cyrus Field Road for decades. I respectfully urge the Board not to advance the proposed relocation of the DPW to this site.

Thank you for your consideration.

Sincerely,

Ben and Myat Angarita  
7 Cyrus Field Road  
Irvington, New York



## Karen Buccheri

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**From:** Peter Eccles  
**Sent:** Monday, July 13, 2026 4:01 PM  
**To:** Written Communications  
**Cc:** Arlene Burgos; Josie Bloom; Kent Kleiman; Larry Ogrodnek; David Zwiebel  
**Subject:** Written Communications - Opposition to Proposal to Relocate the DPW to the Irvington Woods/Cyrus Field Road Area

To the Mayor and Trustees of Irvington,

I writing to express my opposition to the proposal to relocate the Department of Public Works from its current location in the center of Irvington to the Irvington Woods, because it ignores Irvington's history and, if adopted, would ruin a hidden gem that is an essential part of the character of Irvington.

I am a longtime resident of Irvington. I grew up here. The Irvington Woods and Reservoir area have given Irvington its distinct and special character for as long as I can remember. These bucolic woods along Cyrus Field Road are the largest unspoiled nature preserve in all of southern Westchester - located only 20 minutes from Manhattan. It is one of the reasons people move to Irvington.

The area is valued by residents for its scenic beauty, for recreation and its hiking trails, as a protected watershed, and for its almost wilderness feeling. It has been a central part of Irvington's history (relatively unchanged since the days of Washington Irving and with some trees more than 300 years old) and is prized by residents for its tranquility and solitude. In short, it is an important part of the quality of life of Irvington. And today, with the constant noise and distraction of smartphones and social media, it is more important than ever.

It is why generations of Irvington residents have fought to protect the area from any kind of development. It is why the Village bought back land from a developer to prevent any building in the Irvington Woods in the early 2000s. It is why the Village stopped Con Edison from installing poles and stringing power lines along Cyrus Field Road and around the Reservoir in 2008. It is why the Village chose not to locate a dog park in the Irvington Woods in 2015. It is why we have an Irvington Woods Committee, the O'Hara Nature Center and an Irvington Tree Preservation Commission.

But even earlier, wise residents laid the groundwork to protect Irvington's scenic beauty forever.

In the 1980s, the Village created three "scenic buffer zones" with the "Cyrus Field Road Scenic Buffer" having the highest level of protection. Importantly, the Village Trustees determined that reliance on State environmental protection regulations or traditional zoning codes was not sufficient. Additional legal protection was necessary under the "resource protection system" due to its ***"special significance to the quality of life in and ambience of Irvington."*** (See *"Village of Irvington, Findings with Respect to Proposed New Land Use Regulations..."*, dated February 27,



1989, p.17). This special protection has been enshrined in the Village's zoning ordinance ever since (*Section 224-51A*).

The Village Trustees noted in their adopting regulation that the *“wooded, almost wilderness feeling of Cyrus Field Road to the Saw Mill Parkway”* should be protected *“because the visual disruption of these corridors would substantially diminish an essential component of the Village’s character.”*

And as a result of these enhanced legal protections, when we made renovations to our home in the early 2000s, we were subject to requirements that no other areas in Irvington were subject to: multiple sets of public hearings and publication requirements in local newspapers to notify all residents in the Village as it was deemed a matter of public interest with **all residents** having an interest in this important scenic area (and not just our neighbors).

Given this history, it would be illogical for the Village to have enforced these laws and regulations for the past five decades to now suddenly violate them itself. Turning Cyrus Field Road into a commercial and industrial hub is entirely inconsistent with long-standing use.

This proposal is flawed in other respects too. The environmental impact would be significant. Hundreds of trees would have to be cut down. Pollution, noise and heavy vehicles and machinery would occupy a sanctuary for birds and other wildlife. Lighting and other modifications to the road may be required. The Irvington Reservoir and other waterways would be threatened by chemicals and other runoff. The police shooting range would need to be moved from a place that probably is the best location for a shooting range as it fits with the natural environment and has been there for decades.

From a logistical standpoint, it makes little sense to move the DPW from the center of Irvington, where it is close to the most populated areas of the Village, to the most remote area of Irvington where trucks will have to travel great distances up and down steep hills to reach the different areas of the Village. It would lead to a significant increase in traffic along Cyrus Field Road and Harriman Road and greatly increase carbon emissions.

The irony that the proposal would locate a new DPW facility directly across from the plaque that bears Peter Oley's name in the Irvington Woods is not lost on us. I was fortunate to have had Peter Oley as a teacher and a coach when I was an Irvington student. He was a pioneer in preserving the Irvington Woods and Cyrus Field Road area and laying the trail system for generations of residents to enjoy. He was our first Village Historian and we should remember and honor his legacy.

The Irvington Woods, the Irvington Reservoir and Cyrus Field Road area should remain off-limits to any form of future development.

Thank you for your consideration.

Sincerely,

Peter R. Eccles  
One Cyrus Field Road  
Irvington, NY

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**From:** Patrick Natarelli <>  
**Sent:** Tuesday, July 14, 2026 3:54 PM  
**To:** Board <[board@irvingtonny.gov](mailto:board@irvingtonny.gov)>  
**Cc:** Charles Hessler <[chessler@irvingtonny.gov](mailto:chessler@irvingtonny.gov)>  
**Subject:** Additional Comments Regarding the Capital Facilities Plan

To: Irvington Board of Trustees

From: Patrick Natarelli  
29 Maple Street

I would like to submit these additional comments regarding the Capital Facilities Plan to the comments I submitted on July 7, 2026.

### **Additional Comments Regarding the DPW Garage and TOD Development**

As the Village continues to evaluate opportunities for transit-oriented development (TOD), it is important that decisions regarding the DPW garage be grounded in sound planning principles, operational realities, and the Village's long-term policy objectives. The **2003 Comprehensive Plan** recommended eliminating the Industrial zoning district from the Village's Zoning Ordinance and Zoning Map. While the Plan also recognized the Village's willingness to consider relocating the DPW garage, it notably did not identify a feasible alternative location. The Board of Trustees subsequently implemented the recommendation to eliminate the Industrial zoning district, and today there is no industrially zoned land remaining within the Village.

As a result, the DPW garage has become the Village's only remaining industrial-type use. Wherever it is located, it has the potential to create environmental impacts and nuisance issues for adjacent properties. The relevant planning question, therefore, is not whether the garage can be moved, but whether another location would produce a better overall planning outcome. In my opinion, the current location remains the most appropriate site in the Village. It is surrounded on three sides by Village streets and on the fourth side by a municipal parking lot, providing a significant buffer from residential and commercial uses. Moreover, the garage faces the Metro-North railroad corridor—the Village's only other industrial-type land use. From a land use compatibility perspective, this location minimizes conflicts with surrounding neighborhoods and represents the least disruptive setting available.

At last month's public information meeting, a member of the Facilities Plan Committee asked where I would relocate the DPW garage if I had complete flexibility. My response was straightforward: I would either leave it where it is or, if sufficient land existed, relocate it farther south on South Astor Street near the existing salt sheds. Unfortunately, that opportunity does not exist. The fact that no practical relocation site has been identified in more than twenty years since adoption of the **2003 Comprehensive Plan** underscores the difficulty of the issue. If a clearly superior location existed, it almost certainly would have been pursued long ago. Accordingly, I believe the Village should retain the DPW garage at its current location until a demonstrably better alternative becomes available—one that can accommodate operational needs while reducing, rather than simply shifting, impacts to another part of the community.

Concerns regarding the portion of the DPW garage site located within the AE flood zone should not, by themselves, justify relocation. Modern engineering and floodplain management techniques provide practical solutions. Several of the existing buildings appear to be located within the floodplain and could be replaced on approximately the same footprint using pile or pier-supported construction, allowing floodwaters to pass beneath the structures while minimizing impacts on adjacent properties and preserving

flood storage capacity. These are well-established design approaches that can substantially reduce flood risk while allowing continued municipal operations.

Another important consideration is the extensive municipal infrastructure located on and beneath the site. I understand that a utility tunnel extends westward from the DPW garage site beneath South Astor Street and the railroad tracks, carrying the water main and sanitary sewer serving properties west of the railroad. In addition, I understand that a pump station and force main convey wastewater from properties along Astor Street and west of the tracks to the County pump station on South Buckhout Street. These critical public utilities must remain operational, accessible, and maintainable regardless of any future redevelopment. Their presence significantly complicates redevelopment of the site and should be fully evaluated before any proposal to relocate the DPW garage is advanced.

Importantly, retaining the DPW garage at its present location does not preclude meaningful transit-oriented development elsewhere in the Village. Significant redevelopment opportunities were identified by the Facilities Plan Committee, including the Village parking lot at the northeast corner of Main and North Astor Streets and the Burnham Building parking lot on South Astor Street. These sites can contribute to the Village's housing and economic development objectives without displacing an essential municipal facility.

Any TOD should respect the established character of the Village's downtown. New buildings should be compatible in scale, bulk, massing, and architectural character with the surrounding development. Adequate parking should also be provided to meet the needs of both existing residences, businesses and new development, ensuring that redevelopment strengthens rather than diminishes the vitality of the downtown.

Finally, adaptive reuse should continue to be encouraged as an important component of the Village's redevelopment strategy. The Burnham Building and the former Metro-North electrical substation on South Astor Street demonstrate the success of converting existing buildings to productive new uses. As the owners of the Cosmopolitan Building previously explored converting that property into a boutique hotel, they may also wish to consider residential reuse, consistent with these successful examples.

In summary, the Village should carefully distinguish between an attractive planning concept and a practical planning solution. While relocating the DPW garage may appear to create additional redevelopment opportunities, no feasible alternative location has been identified despite decades of consideration. The current site minimizes land use conflicts, serves essential municipal operations, contains critical public infrastructure, and can be adapted to address floodplain concerns. Until a demonstrably superior alternative is available, retaining the DPW garage at its present location represents the most prudent, practical, and responsible planning decision while still allowing the Village to pursue appropriate transit-oriented development on other suitable sites.

Thank you for the opportunity to provide my comments.



Leon Eidelman, on behalf of Residents of Legend Hollow and the Reservoir Watershed Neighborhoods  
48 Kingsley Close  
Irvington, NY 10533  
July 17, 2026

The Honorable Arlene Burgos, Mayor  
Trustee Josie Bloom  
Trustee Kent Kleiman  
Trustee Larry Ogrodnek  
Trustee David Zwiebel  
Charles Hessler, Village Administrator  
Michael Hanna  
Village of Irvington  
85 Main Street  
Irvington, NY 10533

Sent by email to [writtencommunications@irvingtonny.gov](mailto:writtencommunications@irvingtonny.gov) and [board@irvingtonny.gov](mailto:board@irvingtonny.gov), and to each addressee individually, for inclusion in the official correspondence of the July 20, 2026 meeting

**Re: Formal Comment for the Facilities Plan Draft Report and the Official Meeting Record — Proposed Relocation of the Department of Public Works to the Police Firing Range Site, Cyrus Field Road, Adjacent to the Irvington Reservoir**

Dear Mayor Burgos, Members of the Board of Trustees, Mr. Hessler, and Mr. Hanna:

**Summary.** We are residents of the neighborhoods surrounding the Irvington Reservoir. We support modernizing the Village's facilities. We ask that no preferred direction involving the Cyrus Field Road DPW site be adopted, in September or thereafter, until the environmental facts have been established and disclosed. No drainage study, chloride analysis, or lead sampling of this site exists, and none is scoped under the Village's consultant contract. The site sits beside the reservoir — which the Village's own plans designate an alternative water supply source — within a web of the Village's own protections: the 1954 reservoir contamination-prevention law and its State Sanitary Code counterpart, the 1989 Resource Protection framework with its 300-foot reservoir zone and its 800-foot watershed construction prohibition, the Village wetlands article, the Cyrus Field Road buffer, the 1990 Hartz watershed dedication obligation, and Resolution 2019-052's park-rules clause. The fourteen requests below ask the Village to map its proposal against its own laws, price the costs its cost comparisons omit, carry its own committee's alternatives forward, and disclose its consultant's downstream interests — in writing, in the Draft Report, before any commitment. Environmental review that follows a commitment does not inform it; it ratifies it.

This letter is a substantive comment on one scenario under consideration — relocating the Department of Public Works to the police firing range site on Cyrus Field Road — and a request that the specific questions below be answered in writing and addressed in the Draft Report now being prepared by Beyer Blinder Belle and the Steering Committee, before the Board identifies any preferred direction in September. The status quo carries real costs and modernization is needed; this letter is not an objection to that effort. We ask that this letter be entered into the official record. We also share, and incorporate by reference, the process and transparency concerns already submitted to the Board by other residents; we will not repeat them here. Every request below reduces to a single principle: the environmental facts — drainage, chloride loading, flood exposure, lead — must be established, disclosed, and weighed before



that choice is made. Sequencing is the entire question, and it is the one thing that cannot be corrected later.

**1. The watershed is the defining issue — and the “unseen and unheard” claim fails on its own terms.** We understand the appeal of this site: it is Village-controlled land, and its advocates have described a facility here as one that would be largely unseen and unheard. We do not concede that premise. This location is not the interior of the Woods but its front door — the Cyrus Field Road trailhead, its parking, and the entry points where residents and visitors arrive on foot — on one of the more traveled roads in the Village, in an area four decades of adopted Village plans have protected as scenic. Aesthetic and community-character impacts are cognizable under SEQRA precisely because places like this belong to the whole Village, not to any one neighborhood. And to the extent the plan would present the move as neutral consolidation — closing yard-waste and transfer operations deeper in the Woods interior — the exchange is not neutral: it would relocate municipal operations from screened interior sites that few residents ever pass to the Woods’ most visible gateway. Yet visibility is still not the gravest concern. A DPW yard concentrates road-salt storage, brine mixing, plow staging, fueling, vehicle washing, and hydraulic equipment. Chloride is a conservative pollutant: it does not degrade, it is not filtered by a wooded buffer, and once in a waterbody it is effectively permanent. Nor is spill containment an answer to it: however well engineered, containment addresses accidents, while chloride leaves a salt yard in ordinary stormwater — off plow bodies, staging aprons, and loading areas — in routine operation. This site sits immediately adjacent to the Irvington Reservoir, which drains to the Hudson River, within the 400-acre Irvington Woods corridor and its extensive freshwater wetlands. Nor is the reservoir merely scenic: the Village’s 2003 Comprehensive Plan — quoted in the Board’s own Resolution 2019-052 — recognized the Reservoir’s “importance as a natural resource and an alternative water supply source” and committed the Village to “the continued protection of [the] Reservoir’s water quality.” The State Sanitary Code goes further still: 10 NYCRR § 155.8 — the State’s watershed rules enacted for this village under the Public Health Law and codified to this day — defines the Harriman Road Reservoir as “serving as the source of the water supply” of the Village. And by Section 404 of the Village’s December 31, 2001 Water Supply Agreement with the City of New York and the Town of Greenburgh, non-City water sources “shall not be arbitrarily abandoned, sold or disposed of” and the Village “shall take all reasonable steps to preserve and protect such sources.” Chloride is precisely the contaminant that would permanently foreclose that alternative-supply function, because conventional treatment cannot remove it. The Village’s salt operation is currently located in the lower village near the rail corridor, where runoff does not enter this watershed. This proposal would move it into the watershed. That is the environmental question the Draft Report must answer, and to date no drainage study, chloride-loading analysis, or stormwater assessment for this site has been presented or published. Nor is any forthcoming under the current engagement: the Village’s executed AIA B203 agreement with Beyer Blinder Belle strikes the standard form’s “Identification of Environmental Requirements” provision from the scope, excludes “site surveys of any kind,” provides that the Owner — the Village — shall retain an environmental consultant “if necessary” (none has been retained), and limits the civil engineering input to high-level windshield-survey observations that the subconsultant’s own scope states “will not include a detailed technical analysis.” By the Village’s own procurement choices, no one is engaged to study the question before the Board is asked to answer it.

**2. The site drains toward a mapped flood hazard waterbody, along a corridor whose drainage problems the Village’s own capital program concedes.** FEMA Flood Insurance Rate Map panel 36119C0261F (eff. 9/28/2007) — the panel the Town of Greenburgh’s flood damage prevention law adopts by number — maps the Irvington Reservoir as a Zone AE special flood hazard area with



established base flood elevations. The reservoir sits at the low point immediately across the road from this site; absent engineered diversion, it is the natural receiving water for the site's runoff — and whether the site's actual discharge path reaches it directly or through the Harriman Road drainage system is precisely what no study has mapped. The Village Code itself makes this a determination the Village must render: it defines "watershed land" as all land between the reservoir's surface and the ridge lines within which water drains toward the reservoir, and assigns such land a 1.00 protection ratio — no buildable contribution at all — and it flatly bars the Planning Board from adjusting resource protection land or site capacity for any parcel lying in whole or in part within 300 feet of the Irvington Reservoir (§ 224-81). The article's own stated purpose is "to protect the potability of water collected in the Village reservoir, both for present and possible future needs." And the site development plan standards go further: since 1994, § 224-72(C)(11) has provided that watershed land "shall not be built upon" except for improvements incidental to passive recreational use, and that while the Planning Board may permit other improvements where engineering practices mitigate environmental impacts, it may do so "in no case within 800 feet of the reservoir." Within that ring, on watershed land, engineering mitigation is not a pathway the Code recognizes — only trails and pathways are. Whether this site is watershed land under the Village's own definition, and which of its proposed improvements lie within 800 feet of the reservoir, belong in the Draft Report, not after it — and the first determination is not new work: the Village adopted an official Watershed Land map, prepared by Ralph G. Mastromonaco, dated November 2, 1989, revised December 18, 2003, and adopted by the Planning Board on November 7, 1990. That map is attached to this letter as Exhibit A, and its mapped watershed boundary encompasses the entire parcel — shown under its former designation, Section 6, Sheet 12, Lots P-62 and P-64, the former SBL recorded on the parcel's own Greenburgh property card — on both sides of the road. A DPW yard would add impervious surface, grading, and salt-laden discharge above a regulated waterbody that the Facilities Planning Committee's own site evaluation notes requires future repairs. Meanwhile, the Village is at this moment constructing the Harriman Road drainage improvement project specifically to address flooding at this corridor. Locating salt, fuel, and vehicle-washing operations upgradient of a mapped flood hazard waterbody, on a corridor whose drainage deficiencies the Village's own current capital spending acknowledges, requires analysis, not assurance. The Draft Report should map the site's stormwater discharge path to the reservoir, identify whether any proposed improvement, grading, or access intersects the mapped Zone AE boundary, and state how the design coordinates with the Harriman Road project.

**3. Legacy lead contamination must be priced into the scenario comparisons.** Decades of firearms training at this site — which continues today at the active range — make lead contamination of the range berms a near-certainty that only sampling can scope, with ongoing deposition adjacent to a waterbody. Constructing a DPW facility requires excavation and grading that would disturb and mobilize those soils. Whatever remediation is ultimately required, its cost belongs in the scenario cost estimates the Board is evaluating this summer — as does the cost of relocating or replacing the Police Department's firearms training capability, which this scenario displaces. If neither has been sampled, scoped, and priced, the Cyrus Field scenario is being compared against alternatives on an artificially favorable basis. Nor is the lead concern novel: the Village's own Citizens Budget Committee urged closing or relocating the range in 2007, citing "potentials for lead poisoning," and the 2008 Climate Protection Task Force warned that the range's location above the Reservoir "is potentially a problem, should the Village need to rely on the Reservoir as a back-up water supply" — to which Village staff responded that the Reservoir can be made available as an emergency source with repairs and filtration.

**4. The environmental review sequence matters legally.** An action occurring wholly or partially within, or substantially contiguous to, publicly owned parkland is a Type I action under SEQRA (6 NYCRR §



617.4(b)(10)); the firing range parcel adjoins the dedicated Irvington Woods Park parcels. Type I actions carry a presumption of significant environmental impact and are more likely to require an environmental impact statement — and the Reservoir lies within a Westchester County Critical Environmental Area, whose impairment is an express consideration in significance determinations — and SEQRA prohibits segmenting review (6 NYCRR § 617.3(g)(1)) and bars agencies from committing to an action before review is complete (id. § 617.3(a)). The Village’s announced sequence — adopting a “preferred direction” in September, with environmental review to follow — inverts this. And the commitment is not hypothetical: **residents have been presented with three scenarios, and every one of them relocates the DPW to this site beside the reservoir.** When every alternative on the table contains the same siting decision, that decision has not been left open for environmental review to inform — it has already been made, and review is being scheduled to follow it. Nor can a “preferred direction” be dismissed as something less than an action: SEQRA’s own definition of actions expressly includes agency planning activities that “commit the agency to a definite course of future decisions” (6 NYCRR § 617.2), and the Court of Appeals has annulled municipal action taken in advance of review on precisely that pre-commitment principle (*Matter of Tri-County Taxpayers Assn. v. Town Bd. of Queensbury*, 55 N.Y.2d 41 (1982)). A preferred direction that triggers the next phase of consultant spending, detailed engineering, and a financing structure commits the Village to a definite course. Site selection among alternatives is precisely the decision SEQRA exists to inform. We ask the Board to confirm that no preferred direction involving this site will be adopted before the alternatives analysis required by SEQRA has been performed, and that when land use approvals are sought, the required referrals (including any referral under General Municipal Law § 239-m) will be made. We note, finally, that the protections cited throughout this letter are not uniformly within the Village’s power to relax: the State Sanitary Code’s watershed rules (10 NYCRR § 155.8) are amendable only by the State; the 1990 Hartz watershed dedication rests on a court-ordered settlement (Stipulation and Order, Index No. 23200/86, Sup. Ct. Westchester, as amended February 3, 1992), executed by recorded deed; and the dedicated parkland boundaries yield only to an act of the State Legislature. To the extent any protection is local law, its amendment or repeal would itself be an action subject to SEQRA review, would be required to be consistent with the comprehensive plan under Village Law § 7-722, and — for zoning amendments affecting land within 500 feet of a municipal boundary — would require referral to the Westchester County Planning Board under General Municipal Law § 239-m, with a supermajority required to override an adverse recommendation. These protections cannot be waived as an incident of site selection; each would have to be publicly and formally dismantled, on its own record.

**5. The proposal contradicts the parcel’s zoning and four decades of adopted Village policy.** Town of Greenburgh assessment records confirm that parcel 2.111-59-52 (17.99 acres) lies within the Village and is zoned 1F-40 — the Village’s low-density one-family residence district, in which a public works yard is not a permitted use. This zoning is not incidental: as the Village’s own published history of the Irvington Woods records, the 1980 comprehensive land use plan protected the scenic woodlands and the reservoir and the 1989 rezoning was enacted to protect this area after a decade of development pressure; the 2003 Comprehensive Plan committed the Village to the continued protection of the Reservoir’s water quality as an alternative water supply source; and the Village’s zoning code contemplates municipal facilities, by special permit, in the Waterfront/rail corridor — the district titled “Industrial District” until 2014, where the DPW is today — not in the residential and conservation lands of the eastern woods. Nor are the 1989 protections merely historical: Local Law No. 3-1989’s Resource Protection article remains in force and applies to all Village land except the Waterfront District; the Village’s Freshwater Wetlands article vests the Planning Board with permit jurisdiction over excavation, grading, filling, and drainage within 100 feet of mapped wetlands; Chapter 202 protects every tree of eight-inch caliper or greater on Village-owned



land; and the Code designates a named Cyrus Field Road buffer within 75 feet of the street line along a defined portion of the road, within which buildings, parking, and tree removal are prohibited — a buffer the Village’s 1990 settlement with Hartz Irvington Associates separately obligated the developer to respect. Older still, and still in force, Chapter 217, Article III — the Village’s reservoir contamination-prevention law, mirroring the State Sanitary Code’s watershed rules for the Harriman Road Reservoir (10 NYCRR § 155.8), which the Village cannot relax unilaterally — prohibits garbage, refuse, or polluting matter within 100 feet of the reservoir and occupancy structures within 300 feet, and requires annual sanitary inspection with reports to the State Commissioner of Health. Land use decisions must be consistent with the comprehensive plan — a standard the site development plan article itself codifies as its first criterion (§ 224-72). The Draft Report should explain how siting a public works yard on 1F-40 land beside the reservoir can be reconciled with the Village’s own code and forty years of adopted policy for this area — and should identify the specific legal authority under which the Village contends such a facility may nonetheless be located there.

**6. Resolution 2019-052 withheld dedication of this land — yet placed it under park governance — and the dedicated parkland boundaries constrain the site.** When the Board dedicated the Irvington Woods Park by Resolution 2019-052 (April 15, 2019), it deliberately did not dedicate this parcel. The resolution’s final clause provides that “the Irvington Reservoir and immediately surrounding area, although not dedicated as public parkland at this time, shall continue to include parts of the Peter Oley Trails System and be identified as part of the broader Irvington Woods, as provided in Resolution 2011-100, and be subject to the Rules and Regulations applicable to the Village of Irvington public parks.” We do not read past the qualifier: the Board withheld dedication, and did so deliberately. But the same clause is an affirmative act of governance: whatever the land’s title status, the Board resolved that the reservoir area be governed under the Village’s park rules. We acknowledge the tension in practice — this parcel has also long hosted the police firing range, a municipal operation that is plainly not a park use — and we do not contend that the clause’s application to every part of the parcel is self-evident. Notably, when this same resolution wanted to exempt active municipal operations from park treatment, it did so expressly, by metes and bounds (the Exhibit A yard-waste carve-outs); it carved nothing out of the reservoir clause. Whether that clause reaches this parcel is therefore genuinely unresolved — and that is precisely why it must be resolved before, not after, a siting decision. The clause defines “immediately surrounding area” nowhere and attaches no parcel schedule; parcel 2.111-59-52 adjoins the reservoir, and its portion across the road from the proposed development area carries the very Peter Oley trail segments the clause references. Before any scenario involving this site advances, the Board should therefore state on the record whether that clause encompasses parcel 2.111-59-52, in whole or in part — and if it does, how a public works yard can be reconciled with park-rules governance without the Board first amending or rescinding its own 2019 commitment, publicly. That commitment is also the latest act in a consistent chain of municipal recognition of this land’s character — the Irvington Woods Committee was chartered in 2011 to oversee “the lands adjacent to the Irvington Reservoir” under Recreation and Parks; the parcel is classified 682 (Recreational Facilities) in the assessment records; and Local Law #5 of 2021 codified the park rules in question. Separately, the parcels Resolution 2019-052 did dedicate — including 2.111-59-51.1, 2.111-59-51.3, and 2.111-59-54.1 through 54.4 — adjoin this site, and the resolution’s metes-and-bounds carve-outs for the existing yard-waste areas (Exhibit A) demonstrate the precision the Board itself applied to municipal uses within the Woods: any footprint, grading, drainage, or access that crosses a dedicated boundary or exceeds an Exhibit A carve-out, by any amount, is an alienation of parkland requiring an act of the State Legislature. The resolution’s recitals further acknowledge that certain of these properties are subject to deed restrictions, intermunicipal agreements, or other use restrictions unaffected by the dedication; the instruments in this parcel’s chain of title should be disclosed. Finally, a



public works yard on this parcel would place daily heavy-truck movements on the narrow road its own Peter Oley trail segments and trailhead visitors depend on.

**7. Consistency with active restoration grants should be verified.** The Irvington Woods are currently the subject of substantial third-party investment in ecological restoration, including a USDA Forest Service Urban and Community Forestry award and a NYSDEC CoRe Urban Forestry grant running through 2026 and beyond. We ask whether siting a salt-handling facility adjacent to grant-funded restoration areas has been reviewed for consistency with the conditions of those awards, and that the answer be shared with the granting agencies' program officers if it has not.

**8. Residents are entitled to clarity on the financing structure and their right to vote.** It has been suggested at public meetings that proceeds from the sale of Village properties may fund this plan without a bond — and therefore without the permissive referendum that would otherwise attach to a bond authorization under the Local Finance Law. Residents are entitled to know, in writing and before any preferred direction is adopted: whether the Board intends to structure the plan to avoid a public vote; which Village properties would be sold to fund it; and whether any property proposed for sale or redevelopment is dedicated parkland or has been continuously used as parkland, since the alienation of parkland requires an act of the New York State Legislature regardless of how the transaction is financed.

**9. Viable alternatives exist in the Village's own analysis and must be carried into the Draft Report.** The Facilities Planning Committee's December 2024 site evaluation identified multiple DPW configurations that do not touch the watershed, including retention of core maintenance functions in the Waterfront/rail corridor (with or without partial redevelopment of the South Astor site), continuation of salt operations at their current location, and distributed overflow storage in the rear portions of underused Village lots, with the Abbott House corner identified as a further option. A disaggregated configuration along these lines requires no state legislation, no watershed intrusion, and preserves most of the redevelopment value driving this plan. We recognize that the current DPW site carries its own flooding exposure — the Committee's evaluation says as much. But the Village's own commissioned engineering says more: the March 2011 Village-Wide Flood Study (Hahn Engineering, P.C.) analyzed that flooding as its Area 1, identified the mechanism as debris and sediment blocking the South Buckhout culvert, and recommended remediation in place — an itemized \$294,468 program of sediment traps, slope armoring, and fencing, with a contingent \$800,050 bypass "if flooding persists" — and nowhere in its 211 pages suggests relocating the DPW. Whether that remediation was ever implemented, and whether flooding persisted if it was, should be disclosed before the current site's flood exposure is used to justify any relocation scenario. Flooding at the current site is an argument for maintaining it, or for relocating the yard — not for relocating it into the reservoir's drainage area; the disaggregated configuration addresses both. SEQRA's alternatives analysis is not satisfied by a report that presents one site and asks the public to react; the Committee's own alternatives must be carried forward with comparable cost, environmental, and operational detail.

Accordingly — and in service of the single principle stated at the outset, that commitment must not precede environmental clarity — we respectfully request that the following be provided in writing and addressed in the Draft Report:

1. A drainage study, chloride-loading analysis, and stormwater assessment for the Cyrus Field Road site, and disclosure of whether drainage direction relative to the Irvington Reservoir was a scored criterion in the FPC's site evaluation matrix, together with release of the complete matrix, criteria, and weightings.



2. All environmental sampling data for the firing range site, a description of current lead management practices at the active range, and inclusion in the scenario cost comparisons — before the Board evaluates them — of both a lead remediation cost estimate and the capital or recurring cost of relocating or replacing the Police Department’s firearms training capability that this scenario displaces.
3. A mapping of the site’s stormwater discharge path to the Irvington Reservoir — the Zone AE receiving water shown on FIRM panel 36119C0261F — identification of whether any proposed improvement, grading, or access intersects the mapped flood hazard boundary, and confirmation that the design has been coordinated with the Harriman Road drainage project now under construction.
4. The Board’s confirmation of the SEQRA classification of this action and its commitment that no preferred direction involving this site will be adopted before the required alternatives analysis is performed; and a statement of whether any amendment or repeal of the protections cited in this letter — including § 224-72(C)(11), Chapter 217, Article III, or the final clause of Resolution 2019-052 — is contemplated to accommodate this scenario, recognizing that any such amendment would itself be an action subject to environmental review and comprehensive-plan consistency.
5. A written statement of the intended financing structure, the properties proposed for sale, and the applicability of any permissive referendum, including identification of any parcel that is dedicated or continuously used parkland.
6. Carriage of the FPC’s alternative DPW configurations into the Draft Report with cost, environmental, and operational detail comparable to that provided for the Cyrus Field Road scenario — including remediation of the current site in place, as recommended by the Village’s own 2011 Flood Study (Area 1, Alternatives 1 and 2), and the status of that recommendation’s implementation — together with the engineering and regulatory analyses — including any NYSDEC correspondence or determinations — supporting any conclusion that an alternative site or configuration is infeasible.
7. Exhibits A and B to Resolution 2019-052; the Board’s statement on the record of whether the resolution’s final clause — subjecting “the Irvington Reservoir and immediately surrounding area” to the Village’s park rules — encompasses parcel 2.111-59-52 in whole or in part, and if so, whether the Board intends to amend or rescind that clause; a survey-grade delineation of all proposed improvements, grading, drainage, and access against the dedicated parcel boundaries and the Exhibit A carve-outs; and disclosure of any deed restrictions, intermunicipal agreements, or other use restrictions in the chain of title of parcel 2.111-59-52, as acknowledged in the resolution’s recitals.
8. Disclosure of Beyer Blinder Belle’s complete engagement terms and compensation structure; whether BBB or any affiliated entity is or may be eligible for subsequent phases of design, engineering, environmental, or development-related work arising from adoption of any scenario it has helped evaluate; and an explanation of how the Village is managing the interaction between BBB’s facilities engagement and its concurrent role, announced by the Village, on the Transit-Oriented Development Zoning Study team — given that the facilities scenarios determine which Village sites become available for the redevelopment that the TOD framework will govern — so that the record demonstrates the scenario analysis and any recommendation are free of financial interest in their own outcome.

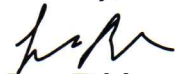
9. A mapping of the proposed site and all improvements against the Village's own resource-protection regime: the wetlands delineated in the Village's 1989 Report of Wetland Mapping and Evaluation and any successor mapping, with identification of any controlled activity within the 100-foot jurisdiction of the Freshwater Wetlands article; the watershed buffer as defined in the Village Code; the designated Cyrus Field Road buffer, including confirmation of whether the protected segment includes this site's frontage; and an inventory under Chapter 202 of the protected trees — including all trees of eight-inch caliper or greater on this Village-owned parcel — that construction, grading, and access would remove, together with a plan showing the distance from the reservoir's high-water mark to every proposed structure, pavement, and operational area, measured against each applicable setback of Chapter 217, Article III, 10 NYCRR § 155.8, and Articles XIV and XV of the Zoning Code — including § 224-72(C)(11)'s prohibition of all but passive recreational improvements on watershed land within 800 feet of the reservoir.
10. Production of the Deed (Dedicated Watershed Land) from RR Irvington Associates to the Village, dated June 7, 1996 and recorded at Liber 11445, Page 271, together with its companion Dedicated Open Space deed (Liber 11445, Page 257), the restrictions each contains, and filed Map No. 25239-1's delineation of the Dedicated Watershed Land — with confirmation that no proposed improvement, grading, access, or drainage crosses or discharges onto that land in violation of its restrictions or of the Stipulation and Order (Index No. 23200/86, as amended February 3, 1992) under which it was dedicated; and a demonstration of the proposed facility's compliance with the distance prohibitions of Chapter 217, Article III, including copies of the annual reservoir sanitary inspection reports that article requires.
11. Confirmation of the designation of parcel 2.111-59-52 — shown under its former designation, Section 6, Sheet 12, Lots P-62 and P-64, on the Village's adopted Watershed Land map (Ralph G. Mastromonaco, November 2, 1989; adopted by the Planning Board November 7, 1990; revised December 18, 2003; attached as Exhibit A) — and of the designation of every proposed improvement upon it.
12. Disclosure of all drainage infrastructure serving parcel 2.111-59-52, including any pipe or conveyance carrying runoff from the southern portion of the parcel beneath Cyrus Field Road to the Reservoir, with as-built drawings if they exist, together with the outfall inventory and illicit-discharge mapping maintained under the Village's MS4 Stormwater Management Program and the LAN Associates draft drainage report (October 29, 2007) and Malcolm Pirnie review (November 14, 2008) referenced in the Village's 2011 Flood Study; sampling of sediments at any such outfall for lead and other contaminants; and a demonstration that the proposed facility would achieve complete on-site capture of all runoff, wash water, and drainage — the standard achieved by the Village of Ardsley's recently constructed DPW facility — together with identification of every NYSDEC permit required for any discharge reaching Barney Brook and the Hudson River.
13. Production of the engineering review of the Reservoir dam and western embankment performed within the past two years, including any option to lower or remove the impoundment, its cost estimates, and any NYSDEC correspondence or hazard classification — noting that the Village's own 2011 Flood Study already recommends modifying the Reservoir's outlet works (its Area 6: raising the outlet weir and upsizing the low-flow pipe) and installing a Reservoir bypass culvert (its Area 7) — together with the Board's commitment that any decision concerning the dam, the impoundment, or the water level will be reviewed together with, and not segmented from, any facilities decision affecting this site.



14. The status of Section 404 of the December 31, 2001 Water Supply Agreement with the City of New York and the Town of Greenburgh: whether the Village identified the Reservoir as a non-City source thereunder; whether the Agreement was renewed, extended, or superseded; and, if the Village contends the preservation obligation is no longer operative, the basis for that contention in light of 10 NYCRR § 155.8 and Article XV's stated purpose.

We ask that responses be provided in writing and included in the public record, and that the Draft Report not be finalized until they are. Above all, we ask each of you, individually, not to vote for or endorse a preferred direction involving the Cyrus Field Road site — in September or at any time — until the environmental impacts of placing a public works facility beside the reservoir have been analyzed and disclosed. We ask the Board not to commit to this scenario blind. If the studies show the site can be developed without harm to the reservoir, the watershed, and the floodplain, that showing will be in the record for everyone to see. If they show it cannot, the Village will have been spared an irreversible mistake at the cost of a few months' analysis. The lesson of 2023 is instructive here: the bond failed in no small part because residents were asked to commit before the information existed. Identifying a preferred direction before the environmental facts are established would repeat that error in a new form — and invite the same result. Indeed, this Board has already embraced the standard we ask for: in resolving the South Buckhout matter this spring, the Mayor acknowledged that residents should have been given project specifics “well ahead of its commencement,” and in its July 1 Statement on Public Discourse the Board committed itself to processes that “give residents a real role in shaping our village's long-term future” and invited residents to write to it and hold it accountable. This letter accepts that invitation, in the constructive spirit the Board asked for. We ask only that the same standard govern here. There is no version of this decision that is improved by making it first and studying it afterward. We remain ready to meet with the Board, the Steering Committee, and the consultant team, and we thank you for your service to the Village.

Sincerely,



Leon Eidelman

leoneidelman@gmail.com

914-255-6329

On behalf of the undersigned residents of Legend Hollow and the surrounding reservoir watershed neighborhoods:

Leon Eidelman and Sara Israel / 48 Kingsley Close

Michelle Presser and William Shechtner / 23 Manor Pond Lane

Kelly and Dan Politzer / 8 Manor Pond Lane

Sarah and Zach Kerner / 38 North Brook Lane

Becky and Jason Steintal / 46 Manor Pond Lane

Amy and Jonathan Brown / 33 North Brook Lane

Brandon Shih and Wendy Gu / 2 Camden Court

Abu Arif and Fatima Sami / 40 Hawkes Close

Shayna and Adam Levy / 16 Becket Close

Savalle and Turnell Sims / 28 Derby Lane  
Twyla and Chad Neal / 5 Manor Pond Lane  
Sarah and Rich LeBuhn / 44 North Brook Lane  
Josh and Annie Nathan / 12 Manor Pond Lane  
Sara and Robert Weinstein / 60 Hampden Lane  
Ben and Myat Angarita / 7 Cyrus Field Road  
Jon and Ally Stern / 7 Manor Pond Lane  
Rebecca Fenichel and David Spiess / 52 Manor Pond Lane  
Matt and Annie Rymer / 24 Manor Pond Lane  
Lara and Ben Milder / 35 North Brook Lane  
Michael and Nicole Meade / 19 Connor Court  
Jason and Alison Dolinger / 68 Manor Pond Lane  
Jennifer and Russell Lippman / 56 Manor Pond Lane  
Lisa Antonelli and Sheetal Acharekar / 29 Halsey Pond Lane  
Zach Bahor and Jordana Confino / 64 Hampden Lane  
Jack Ferrer and Patricia Tobon / 10 Manor Pond Lane  
Nili Geldwert / 150 Fieldpoint Drive  
Anton and Abbey Ushkin / 90 Highland Lane  
Mariela Losada / 29 Westwood Close

**cc:** Facilities Planning Committee / Village Steering Committee; Beyer Blinder Belle; Greater Irvington Land Trust; Irvington Woods Committee



# EXHIBIT A

Watershed Map — Irvington Reservoir

Village of Irvington, Westchester County, NY

Ralph G. Mastromonaco, P.E., P.C. — November 2, 1989

Adopted by the Planning Board November 7, 1990 — Revised December 18, 2003

Parcel 2.111-59-52 appears under its former designation:

Section 6, Sheet 12, Lots P-62 and P-64

(per the parcel's Greenburgh property card, Former SBL 06 12 00000 P62P64)





**From:** Matt Rymer <>

**Sent:** Thursday, July 16, 2026 12:26 PM

**To:** Josie Bloom <[jbloom@irvingtonny.gov](mailto:jbloom@irvingtonny.gov)>; Kent Kleiman <[kkleiman@irvingtonny.gov](mailto:kkleiman@irvingtonny.gov)>; Larry Ogradnek <[logrodnek@irvingtonny.gov](mailto:logrodnek@irvingtonny.gov)>; David Zwiebel <[dzwiebel@irvingtonny.gov](mailto:dzwiebel@irvingtonny.gov)>; Charles Hessler <[chessler@irvingtonny.gov](mailto:chessler@irvingtonny.gov)>; Arlene Burgos <[aburgos@irvingtonny.gov](mailto:aburgos@irvingtonny.gov)>; Board <[board@irvingtonny.gov](mailto:board@irvingtonny.gov)>; [chetkerr@gmail.com](mailto:chetkerr@gmail.com); [mrhanna@proteanfilms.com](mailto:mrhanna@proteanfilms.com)

**Subject:** Letter in Opposition of Proposed DPW Relocation to Cyrus Field Road Area

Dear Mayor Burgos, Board of Trustees and Village Administrator,

We are writing as residents of Irvington (since 2016) to express our strong opposition to the proposal to relocate the Department of Public Works (DPW) facilities to the Cyrus Field Road area.

We signed onto a letter sent earlier this week on behalf of various households who live in the Legend Hollow and surrounding neighborhoods expressing concerns with the proposal. While we appreciate the Village's efforts to address long-term facilities needs, we wanted to highlight that this specific location raises significant concerns to us:

- **Environmental impact and loss of natural beauty:** The site involves wooded areas adjacent to the Irvington Reservoir and parkland, which would diminish the area's unique character and ecological value.
- **Construction, traffic, and noise disruptions:** Relocating and building DPW operations would bring prolonged construction impacts, increased truck traffic, and ongoing noise that would affect nearby residential neighborhoods.
- **Impact on community character and housing values:** Legend Hollow and surrounding areas pride themselves on their peaceful, wooded setting. This change could negatively impact quality of life for residents and property values.

We also question why this location was selected as the preferred option. While we have taken part in village surveys regarding this project, we are disappointed that residents are not being given a direct vote on such a consequential decision to relocate the various facilities.

We urge the Board to continue to explore the alternative sites if necessary (or maintain the current site of the DPW facility) that better balance operational needs with preservation of our natural resources and residential neighborhoods. We respectfully request that our concerns be included in the public record and considered as part of the ongoing facilities planning process.

Thank you for your time and service to the Village. We know you have spent significant effort on this facilities project. We are of course available to discuss this further if helpful.

Sincerely,

Matt and Annie Rymer

24 Manor Pond Lane Irvington, NY 10533

**From:** Lisa Genn <>  
**Sent:** Thursday, July 16, 2026 1:26 PM  
**To:** Board <[board@irvingtonny.gov](mailto:board@irvingtonny.gov)>  
**Subject:** with much gratitude

Dear Mayor Burgos and Board of Trustees:

I am writing today with gratitude that has been on my mind for a long time for this Board's support for so many efforts and initiatives that have made our Village a more vibrant, engaging, neighborly, inclusive, sustainable, and all around enjoyable place to live. In particular, I appreciate your support for the Irvington Theater, which is experiencing a time of true flourishing, of arts and culture in this Village through the Arts and Culture Committee and beyond, and of efforts geared toward sustainability and conservation as well as equity and inclusiveness.

This September will mark the 10 year anniversary of our family's move to Irvington and as I reflect on where our Village is now, I am so proud of the efforts of so many to create wonderful events, artistic projects, and thriving spaces for the community to gather and welcome visitors to our beautiful Village.

I thank the commissioners of the Irvington Theater and everyone involved for creating the amazing programming there. I thank the Arts and Culture Committee and everyone who helped with the butterflies, the bulldog gallery, bulldog day and other forms of artistic expression around town. I thank the indomitable Charlotte Binns, the Green Policy Task Force, and everyone who helped with the scavenger hunt this Spring that brought an unprecedented number and diversity of residents all over the Rivertowns together to learn about conservation, our beautiful natural spaces, sustainable practices and so much more. And I thank Commemorate and the Juneteenth Committee for all your incredible work.

It seems the longer I waited to write this, the more there was to write about. Last weekend marked the ribbon cutting on the new bandshell in Matthiessen. We couldn't make that but were so happy to attend the jazz forum concert last Thursday. I couldn't have imagined ten years ago looking out at that empty expanse of park -- all but surrendered to the geese -- that there would one day be a beautiful bandshell and music to enjoy with friends and neighbors and kids AND pups.

All this in addition to the events that have persisted from time immemorial -- at least for me -- Rocktoberfest and the unmatched Irvington Halloween. So huge hats off for the herculean efforts involved to pull those off!

I think back to conversations some of us had those many years ago about the Village Commons or the Village Green and how badly we wanted one -- to get people out into common spaces more, meeting up, and being together, enjoying things with another. I'm seeing now that that isn't just one place. It's everywhere people gather to be in community in all the ways that we do.

So thank you to everyone who gives so much in all these ways and many more I haven't mentioned, and thank you to this Board for your indispensable support.

Best,  
Lisa Genn  
61 Havemeyer Rd.



**From:** A. Martini <>

**Sent:** Thursday, 16 July 2026 16:41:14

**To:** Arlene Burgos <[aburgos@irvingtonny.gov](mailto:aburgos@irvingtonny.gov)>; Board <[board@irvingtonny.gov](mailto:board@irvingtonny.gov)>

**Cc:** Ron Cohen

**Subject:** Relocation of the Department of Public Works

Dear Mayor Burgos and Members of the Board of Trustees,

We are writing to urge the Board not to proceed with the proposed relocation of the Department of Public Works to the Cyrus Field Road site adjoining the Irvington Woods and Reservoir.

We have lived in Irvington for 24 years and appreciate the need for a modern DPW facility. The work performed by the Department is essential, and the Village should provide it with a facility that is safe, efficient, and adequate for Irvington's future needs. The issue is whether one of the Village's most valued and carefully protected natural areas is an appropriate place to put it.

The Woods, the Reservoir, and the Cyrus Field Road corridor are central to Irvington's identity. They are not interchangeable with an ordinary undeveloped parcel. They constitute a remarkably intact natural landscape in an increasingly developed part of Westchester, and provide residents with trails, open space, wildlife habitat, and a degree of quiet and seclusion that is difficult to find elsewhere. Their value lies in the fact that they have remained largely undisturbed. Indeed, this was one of the key reasons we chose to move to Irvington, and we remark on the unique beauty of the woods and reservoir pretty much every time we drive home, even after all these years!

Irvington has recognized that value in its own laws and planning decisions. The Cyrus Field Road Scenic Buffer, the Village's open-space policies, its resource-protection requirements, and its site-development regulations were adopted precisely because conventional zoning protections were considered insufficient for this area. Those measures reflect the wise judgment, sustained over decades, that the corridor has special importance and should be protected from uses that would materially alter its character.

Placing a DPW complex at this location would represent a major departure from the principles the Village has applied both to itself and to private property owners. Residents are routinely required to respect limits on tree removal, grading, paving, lighting, construction, and changes affecting scenic character. The Village should hold itself to at least the same standard. Indeed, the burden should be higher when the proposed change would be substantial, permanent, and undertaken on behalf of the public.

Residents along this corridor have also long accepted the periodic, disruptive noise from the police shooting range located in the Woods across from the Reservoir despite its intrusions on the area's otherwise peaceful character, as a reasonable accommodation of an important public need. That history should not, however, make the Woods the default location for additional municipal uses that are difficult to site elsewhere. Rather, it should make the Village especially cautious about imposing a further—and far more extensive—burden on the same natural resource and the surrounding neighborhood.

A DPW facility is, by its nature, an intensive municipal operation. Even a well-designed facility will involve frequent truck traffic, heavy equipment, paved and lighted areas, outdoor activity and storage, noise, and the handling of road salt, fuel, oil, hydraulic fluids, and other materials. Modern containment and stormwater systems can reduce environmental risk, but they do not eliminate it, nor make the choice of location irrelevant. Nor can engineering controls preserve the existing experience of the Woods and Reservoir if the surrounding landscape is cleared, graded, illuminated, and subjected to ongoing industrial activity.

We are also troubled by how little the public knows about the alternatives considered. Which other sites were evaluated? What operational, financial, traffic, environmental, and community-impact criteria were used? Were options considered that might cost more or present other complications but would avoid sacrificing a protected natural resource? And how did the Village conclude that this proposal is consistent with the policies it has maintained for the Cyrus Field Road corridor over many years?

The answers to these questions should be provided before the Village advances any further toward a decision. A conclusion of this consequence should not rest simply on whether a facility *can* technically be constructed at the site. The relevant question is whether it *should* be.

This is also personal for us. Our daughters, River and Alexandra, grew up in Irvington. The Woods and Reservoir were part of the environment that shaped their childhoods and those of their neighboring friends, and helped make this Village feel like home. They now live elsewhere but return often, and we hope that someday they will bring their own families here and find that Irvington has preserved the places that earlier generations entrusted to it.

Municipal buildings can be replaced, redesigned, or relocated. A mature woodland and scenic corridor, once fundamentally altered, cannot be restored in any meaningful sense within our lifetimes. That asymmetry should weigh heavily in the Board's decision.

We therefore respectfully ask the Board to pause the current proposal, disclose and thoroughly examine the available alternatives, and identify a location that meets the legitimate needs of the Department of Public Works without imposing an irreversible cost on one of Irvington's most important natural assets.

Thank you for your service to the Village and for your careful consideration of this matter.

Respectfully,

Amy Martini and Ron Cohen  
246 Harriman Road  
Irvington, NY 10533



## Karen Buccheri

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**From:** Richard Levene  
**Sent:** Friday, July 17, 2026 11:23 AM  
**To:** Written Communications  
**Subject:** 76 North Broadway development

Dear Mayor Burgos and Members of the Board of Trustees:

I live at 75 North Broadway, directly opposite 76 North Broadway. My front door faces the site.

Varma is asking you to award a bonus of 5% additional lot coverage and 0.05 additional FAR in exchange for one moderate-income unit. I respectfully urge you not to for the following reasons:

First, consider what the bonus coverage is actually being spent on. Part of it appears in the plans as a "plaza" at the southwest corner of the site, directly across the street from my home. No one who lives on this stretch of Broadway asked for it, and no one will use it: it is a paved seating area wedged between four lanes of Route 9 traffic and a utility pole with overhead electric lines running above the benches. Its sole purpose seems to be to lower the recreational fees owed by the developer. Meanwhile, the same plans demolish the Woodcliff mansion, which would degrade the character and charm of the neighborhood. If this Board is going to award extra coverage in the name of public benefit, it should be spent keeping something this Village has already said it values, not on a plaza nobody wanted in a spot nobody would choose to sit.

Second, consider what the extra 5% of lot coverage enables: the large surface parking lot serving the Primrose daycare. From my house, the parcel presents as a wooded hillside. There is no spare flat ground. Every additional square foot of permitted coverage is taken out of steep slopes, out of open space, out of protected trees. The bonus is the difference between that parking lot fitting on this site and not fitting.

Third, consider what the extra FAR enables: a bigger building, and inside it a bigger daycare. The applicant's own materials have described capacity approaching 180 children. That is hundreds of car trips concentrated into morning drop-off and evening pick-up, at exactly the hours Broadway is already at its worst. I make a left turn out of my driveway across that traffic every morning. If this project is built at the expanded size the bonus permits, I genuinely do not believe I will ever make that turn safely again. I would ask each of you to come stand in my driveway at 8:00 a.m. before voting to make it bigger.

The trade before you is one moderate-income unit. That certainly counts for something. But the price is a larger building, a larger parking lot, more traffic, fewer trees, less open space, and the loss of the mansion, paid for in coverage partly spent on a plaza across from my house that serves no one. If the Board awards this bonus at all, it should first require the applicant to show exactly where every square foot of the extra coverage lands, and it should condition the award on retaining the mansion the coverage could save.

Respectfully,

Richard Levene  
75 North Broadway, Irvington, NY

**REGULAR MEETING  
OF THE MAYOR AND BOARD OF TRUSTEES  
OF THE VILLAGE OF IRVINGTON, NY  
HELD ON MONDAY, JUNE 15, 2026 AT 7PM**

\*\* The meeting took place at 85 Main Street. Board members and staff were present at 85 Main Street.  
The public joined in person\*\*

PRESENT:     Arlene Burgos, Mayor  
              Josie Bloom, Trustee  
              Kent Kleiman, Trustee  
              Larry Ogrodnek, Trustee  
              David Zwiebel, Trustee  
              Charles G. Hessler, Village Administrator  
              Katie Bugna, Clerk-Treasurer

REMOTE:     Marianne Stecich, Village Attorney

At 7:01PM, Mayor Burgos called the meeting to order and led those in attendance in the Pledge of Allegiance to the flag of the United States of America.

Irvington Police Department commendations were presented.

**RESOLUTION 2026-127  
PROMOTION TO DETECTIVE IN THE IRVINGTON POLICE DEPARTMENT**

Mayor Burgos offered the following resolution, which was seconded by Trustee Bloom, and adopted:

**RESOLVED** to appoint Ryon Burnett to the position of Detective at an annual salary of \$153,856 effective July 1, 2026.

The vote resulted as follows:

|       |   |                                                               |
|-------|---|---------------------------------------------------------------|
| AYES: | 5 | (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel) |
| NAYS: | 0 |                                                               |

Mayor Burgos made the following announcements:

- a. ACH over \$25K
- b. Juneteenth event in Scenic Hudson Park

**RESOLUTION 2026-128  
SET A PUBLIC HEARING – PERMITTING ADDITIONAL LOT COVERAGE AND FLOOR  
AREA RATIO (FAR) FOR PROPOSED MIX USE PROJECT AT 76 NORTH BROADWAY**

Mayor Burgos offered the following resolution, which was seconded by Trustee Ogrodnek, and adopted:

**RESOLVED**, that the Board of Trustees of the Village of Irvington hereby schedules a public hearing to consider an application to permit, pursuant to §§ 224-47.9.D(4)(b) and 224-47.9.F(6)(b), additional lot coverage of five percent (5%) and an additional Floor Area Ratio (FAR) of 0.05 for the



proposed mixed-use development project at 76 North Broadway, Irvington, New York, because, with the additional lot coverage and FAR, the development will further the important public benefit of an additional moderate income unit, which then forces an additional affordable unit; and be it further

**RESOLVED**, that such public hearing shall be held on **July 20, 2026 at 7:00 p.m.**, or as soon thereafter as the matter may be heard, at Village Hall, Irvington, New York; and be it further

**RESOLVED**, that the Village Clerk is hereby directed to cause notice of said public hearing to be given in the manner required by law.

The vote resulted as follows:

|       |   |                                                               |
|-------|---|---------------------------------------------------------------|
| AYES: | 5 | (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel) |
| NAYS: | 0 |                                                               |

Mayor Burgos presented the following for correspondence:

**a. Mark Keefe**

Written communications received by noon on the Friday preceding the meeting are included in the Village Board agenda packet. Written communications are not read aloud during the meeting.

Mayor Burgos opened the floor to public comment. Mark Keefe spoke about his letter submitted to correspondence and his request to amend park rules at Scenic Hudson to align with Matthiessen Park dog walking rules. Mayor Burgos responded that his letter has been referred to RPAC and will be on the table for further discussion.

Mayor Burgos offered the following resolutions, which were seconded by Trustee Ogrodnek, and adopted:

**RESOLVED** to approve the Minutes of the Village Board Regular Meeting held on June 1, 2026.

**RESOLUTION 2026-129**

**APPOINTMENT OF PERSONNEL IN RECREATION & PARKS DEPARTMENT**

**RESOLVED** to make the following seasonal appointments for the Parks Department effective June 1, 2026 to August 31, 2026:

| <b>Name</b>             | <b>Rate</b>      |
|-------------------------|------------------|
| Luke Cristopher Cecere  | \$20.00 per hour |
| Charlie William Mueller | \$20.00 per hour |

**RESOLVED** to make the following seasonal appointments for the Recreation Department effective June 22, 2026 to August 30, 2026:

| <b>Name</b>       | <b>Title</b>         | <b>Rate</b>      |
|-------------------|----------------------|------------------|
| Jacob Constantine | Recreation Assistant | \$18.25 per hour |

|                       |                      |                  |
|-----------------------|----------------------|------------------|
| Steven Rittmeyer, Jr. | Recreation Assistant | \$18.25 per hour |
|-----------------------|----------------------|------------------|

**FURTHER RESOLVED** to make the following seasonal appointment for the Recreation Department effective June 29, 2026 to August 7, 2026:

| <b>Name</b> | <b>Title</b>        | <b>Rate</b>      |
|-------------|---------------------|------------------|
| Angel Ramos | TEENSCAPE Counselor | \$19.00 per hour |

**RESOLUTION 2026-130**  
**APPOINTMENT OF DAY CAMP STAFF FOR RECREATION & PARKS DEPARTMENT**

**RESOLVED** to appoint the following 2026 Day Camp staff for the Recreation and Parks Department effective June 29, 2026 through August 7, 2026:

**New Day Camp Staff:**

**Counselor:**

|                      |                  |
|----------------------|------------------|
| Eliza Ansari         | \$17.00 per hour |
| Emmett Ansari        | \$17.00 per hour |
| Teresa Brady         | \$18.00 per hour |
| Kayla Clinton        | \$17.00 per hour |
| Keaton Cole          | \$17.00 per hour |
| Lindsey Egloff       | \$17.00 per hour |
| Lily Keltz           | \$17.00 per hour |
| Henry Kozlowski      | \$17.00 per hour |
| Daniel Nyarady       | \$18.00 per hour |
| Samantha Rodenberger | \$18.00 per hour |
| Jason Rosario        | \$17.00 per hour |
| Sophia Salvatore     | \$19.00 per hour |
| Leila Schnieder      | \$17.00 per hour |
| Leo Schutz           | \$17.00 per hour |
| Luis Valenzuela      | \$20.00 per hour |
| Leighton Volpe       | \$17.00 per hour |

**Assistant House Director:**

|                   |                  |
|-------------------|------------------|
| Diamonique Morris | \$26.00 per hour |
| Arianna Speechley | \$26.00 per hour |

**House Director:**

|             |                  |
|-------------|------------------|
| Renee Swift | \$27.00 per hour |
|-------------|------------------|

**Building/Security:**

|                  |                  |
|------------------|------------------|
| Linda Spedaliere | \$25.00 per hour |
| Angel Montalvo   | \$26.00 per hour |



**Support Staff:**

|                    |                   |                  |
|--------------------|-------------------|------------------|
| Antionette Watkins | RTE/CPR/First Aid | \$26.00 per hour |
| Gloria Montes      | part - time       | \$26.00 per hour |

**RESOLUTION 2026-131  
APPOINTMENT OF PERSONNEL IN JUSTICE COURT**

**RESOLVED** to appoint Jennifer Janniello to the position of receptionist part-time on-call in the Irvington Justice Court with a salary of \$30.57.

**RESOLUTION 2026-132  
ACCEPTANCE OF GIFT FROM THE PILZER FOUNDATION INC.**

**RESOLVED**, that the Village of Irvington hereby gratefully accepts a donation in the amount of **\$100** from the **Pilzer Foundation**, Inc. to the Irvington Police Department to expand their reach and provide vital support to those who need it most.

**BE IT FURTHER RESOLVED**, that the Clerk/Treasurer is hereby directed to deposit the funds into GL Account **1.1.2705 – Gifts and Donations** and initiate a transfer of these funds into GL Account **001.3120.0410 – Supplies to be used for Community Events**.

**RESOLUTION 2026-133  
SALARY MODIFICATION FOR PERSONNEL IN POLICE DEPARTMENT AND  
RECREATION DEPARTMENT**

**RESOLVED** to make the following salary modifications in the Irvington Police Department and Irvington Recreation and Parks Department:

| <u>NAME</u>       | <u>TITLE</u>                 | <u>RATE</u>        | <u>EFFECTIVE</u> |
|-------------------|------------------------------|--------------------|------------------|
| Eduardo DeFreitas | Parking Enforcement Officer  | \$75,296 annually  | June 1, 2026     |
| Maureen Depaoli   | Superintendent of Recreation | \$159,621 annually | June 1, 2026     |

**RESOLUTION 2026-134  
APPROVAL OF 2025-26 BUDGET TRANSFERS AND MODIFICATIONS**

**RESOLVED**, to adopt the following budget transfers and modifications for fiscal year 2025-26:

1. Reflect reimbursements for Police Supervision overtime billed through May 31, 2026.

|                           |            |           |
|---------------------------|------------|-----------|
| Increase: Police Fees     | 1.1.1525   | \$ 69,846 |
| Increase: Police Overtime | 1.3120.101 | \$ 69,846 |

2. Transfer from Sewer Fund Surplus to fund additional professional fees for excavation and sewer repairs.

|                       |            |          |
|-----------------------|------------|----------|
| Increase: Surplus     | 9.9.4795   | \$ 8,089 |
| To: Professional Fees | 9.8120.437 | \$ 8,089 |

3. Offset Environmental Control expenses with revenues from the 4/17/26 Chaos & Catharsis and 4/25/26 Reverend Billy and the Stop Shopping Choir events.

|                                 |            |             |
|---------------------------------|------------|-------------|
| Increase: Unclassified Revenues | 1.1.2770   | \$ 719.73   |
| Increase: Town Hall Theater     | 1.1.2071   | \$ 3,160.00 |
| Increase: Environmental Control | 1.8090.410 | \$ 3,879.73 |

4. Transfer from Contingency to cover over-budget professional fees related to labor matters.

|                       |            |           |
|-----------------------|------------|-----------|
| From: Contingency     | 1.1990.465 | \$ 20,000 |
| To: Professional Fees | 1.1420.437 | \$ 20,000 |

5. Increase both Fire Department Contributions expense and Fire Protection Services revenue based on calculation and payment for 2025.

|                                    |            |           |
|------------------------------------|------------|-----------|
| Increase: Fire Protection Services | 1.1.2262   | \$ 29,322 |
| Increase: Fire Dept. Contribution  | 1.1970.463 | \$ 29,322 |

6. Offset planning board expenses with reimbursable planning board bills.

|                                            |            |           |
|--------------------------------------------|------------|-----------|
| Increase: Reimbursement Planning Board     | 1.1.2116   | \$ 37,743 |
| Increase: Planning Board Professional Fees | 1.8020.437 | \$ 37,743 |

7. Transfer from library contingency for 2025-26 part-time labor expenses and book purchases.

|                     |            |           |
|---------------------|------------|-----------|
| From: Contingency   | 3.1990.465 | \$ 13,554 |
| To: Part-time Labor | 3.7410.123 | \$ 6,970  |
| To: Books           | 3.7410.411 | \$ 6,584  |

8. Reflect grant funds received from NYS for the Irvington Police Department under the CARES grant.

|                                |            |             |
|--------------------------------|------------|-------------|
| Increase: State Aid Other      | 1.1.3089   | \$ 2,244.05 |
| Increase: Grant – NYS CARES UP | 1.3120.490 | \$ 2,244.05 |

The vote resulted as follows:

|       |   |                                                               |
|-------|---|---------------------------------------------------------------|
| AYES: | 5 | (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel) |
| NAYS: | 0 |                                                               |

## **RESOLUTION 2026-135**

### **APPOINTMENT OF PERSONNEL IN WATER DEPARTMENT**

Mayor Burgos offered the following resolution, which was seconded by Trustee Ogrodnek, and adopted:

**RESOLVED** to appoint Michael Spillane to the contingent permanent position of Water & Sewer Maintenance Worker Grade I at an annual salary of \$92,044 effective June 29, 2026, subject to completion of a probationary period of not less than 12 weeks and not more than 52 weeks.



The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)  
NAYS: 0

**RESOLUTION 2026-136**

**AWARD OF CONTRACT #2026-17 FOR ON-CALL PLUMBING SERVICES FOR VILLAGE OWNED FACILITIES**

Mayor Burgos offered the following resolution, which was seconded by Trustee Bloom, and adopted:

**WHEREAS**, three bids were received for contract #2026-17 for on-call plumbing services for Village owned facilities as follows:

| <b>CONTRACTOR</b>                                                                                              |                                                             |                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Joe Lombardo Plumbing & Heating of Rockland, Inc.<br>321 Spook Rock Road<br>Suffern, NY 10901                  | Routine service call<br>Emergency call<br>Materials mark-up | \$125.00<br>\$187.50<br>15%                                                                                              |
| NY Home Maintenance Co., Inc. D/B/A A. Borrelli<br>Mechanical<br>147 Wheeler Avenue<br>Pleasantville, NY 10570 | Routine service call<br>Emergency call<br>Materials mark-up | \$196.00<br>\$294.00<br>9.5%                                                                                             |
| Greenfield Plumbing & Heating<br>281 North Broadway<br>Sleepy Hollow, NY 10591                                 | Routine service call<br>Emergency call<br>Materials mark-up | \$225 Mon – Fri 8 AM<br>– 4PM<br>\$337.50 Mon – Fri OT<br>and all day Saturday<br>\$450.00 Sunday and<br>holidays<br>25% |

**WHEREAS**, the Village Administrator has determined that the proposal from Joe Lombardo Plumbing & Heating of Rockland Inc. is in order and responsive to the specifications; now therefore be it

**RESOLVED** to award contract #2026-17 for on-call plumbing services for Village owned facilities to Joe Lombardo Plumbing & Heating of Rockland Inc. at the unit prices submitted in their bid and to authorize the Village Administrator to execute said contract.

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)  
NAYS: 0

**RESOLUTION 2026-137**

**AWARD OF CONTRACT #2026-19 FOR ON-CALL HVAC SERVICES FOR VILLAGE OWNED FACILITIES**

Mayor Burgos offered the following resolution, which was seconded by Trustee Bloom, and adopted:

**WHEREAS**, one bid was received for contract #2026-19 for on-call HVAC services for Village owned facilities as follows:

| <b><u>CONTRACTOR</u></b>                                                                                            |                                                           |                                           |
|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------|
| All Purpose Mechanical Services<br>112-20 14 <sup>th</sup> Avenue, 1 <sup>st</sup> Floor<br>College Point, NY 11356 | Route service call<br>Emergency call<br>Materials mark-up | \$145.00 hourly<br>\$217.50 hourly<br>15% |
|                                                                                                                     |                                                           |                                           |

**WHEREAS**, the Village Administrator has determined that the bid from All Purpose Mechanical Services is in order and responsive to the specifications; now therefore be it

**RESOLVED** to award contract #2026-19 for on-call HVAC services for Village owned facilities to All Purpose Mechanical Services at the unit prices submitted in their bid and to authorize the Village Administrator to execute said contract.

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)  
NAYS: 0

**RESOLUTION 2026-138**

**AUTHORIZATION OF DRONE PROGRAM PURCHASE WITH AXON ENTERPRISE INC.  
(#2026-37)**

Mayor Burgos offered the following resolution, which was seconded by Trustee Kleiman, and adopted:

**RESOLVED** to authorize the purchase of drones from Axon Enterprise Inc. for the Police Department for a five-year term at a total cost of \$62,845.00; and,

**RESOLVED** that funding for this purchase was awarded through a NYS technology grant and has been specifically designated for this purpose so that the acquisition will not require funding from the Village's operating budget; and,

**BE IT FURTHER RESOLVED** that the Village Administrator is hereby directed to effectuate the terms of said agreement.

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)  
NAYS: 0

**RESOLUTION 2026-139**

**APPROVAL OF MODIFICATION OF TEMPORARY EASEMENT AGREEMENT WITH  
RICHMOND HILL HOMEOWNERS ASSOCIATION, INC.**

Mayor Burgos offered the following resolution, which was seconded by Trustee Bloom, and adopted:



**RESOLVED** to approve the modification of temporary easement agreement with the Richmond Hill estates related to the Harriman Road Drainage project.

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)  
NAYS: 0

**RESOLUTION 2026-140**

**APPROVAL OF RETAINER AGREEMENT WITH KEANE & BEANE, P.C. (#2026-38)**

Mayor Burgos offered the following resolution, which was seconded by Trustee Bloom, and adopted:

**RESOLVED** to approve a retainer agreement with the legal firm of Keane and Beane LLC to provide legal services for litigation; and be it further

**RESOLVED** that these expenses should be charged to the following account, 001.1420.0437 in the Village's operating budget.

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)  
NAYS: 0

Trustee Zwiebel reported that the Woods Committee has concluded its Budding Naturalist Program following a successful season with strong community participation. He announced that the next Facilities Planning public workshop will be held on June 24 from 5:30 p.m. to approximately 8:00–8:30 p.m. in the Main Street School cafeteria. Trustee Zwiebel also noted that the Housing Committee is very excited about recent changes to New York State's SEQRA law, which are expected to have an impact on the work of both the Housing Committee and the Transit-Oriented Development (TOD) Committee.

Trustee Ogrodnek reported that last week was the last Community Advisory Board Meeting before the summer. He also shared that the Tree Preservation Committee recently met to discuss the possibility of implementing an online tree permit application process. In addition, he provided an update on the Irvington Public Library, including ongoing HVAC and boiler maintenance issues, and highlighted the continued availability of the Library's museum pass program.

Trustee Bloom thanked Trustee Ogrodnek for last weekend's Pride Celebration and thanked Trustee Kleiman for the support of IrvDogs and the pet parade. She also reported on several Department of Public Works activities, including assisting with Fire House construction projects, installing Pride flags throughout the Village, roadway paving, and ongoing stormwater maintenance.

Trustee Kleiman provided updates from the Irvington School District, including recent moving-up ceremonies, graduation events, and a technology-related petition. He also announced that the Irvington 250th Celebration, hosted by the Irvington Historical Society, will take place on August 30, and reminded residents that registration remains open for the upcoming Mercy University pool event.

Village Administrator Charles Hessler clarified the format of the June 24 Facilities Planning workshop and provided updates on the Transit-Oriented Development (TOD) project, ongoing contract negotiations with VHB, and the Harriman Road project.

Village Clerk-Treasurer Katie Bugna reported that new assessments were recently sent out by the Town of Greenburgh and that based on the mapping by school district, the average percentage increase listed for Irvington is 3.74%. She also gave a reminder that the first half of Village taxes are due by June 30<sup>th</sup>, the annual audit is scheduled for the week of July 13<sup>th</sup>, and the Capital Budget will be presented at the July 15<sup>th</sup> work session.

Village Attorney Marianne Stecich reported on 76 North Broadway and the new law signed by the governor a couple weeks ago.

Mayor Burgos opened the floor to public comment. There were no comments from the public.

After a review of action items and there being no further business, Mayor Burgos made a motion to adjourn the meeting. The motion was seconded by Trustee Kleiman, and unanimously approved.

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Katie Bugna, Village Clerk-Treasurer



**RESOLUTION 2026-XXX****APPOINTMENT OF PERSONNEL IN RECREATION & PARKS DEPARTMENT**

Trustee            offered the following resolution, which was seconded by Trustee            , and adopted:

**RESOLVED** to make the following appointments effective July 20, 2026 to May 31, 2027:

| <b>Name</b>        | <b>Title</b>         | <b>Rate</b>      |
|--------------------|----------------------|------------------|
| James Egloff       | Bus Driver           | \$27.00 per hour |
| Stanley Mielniczek |                      | \$26.00 per hour |
| Elaine Cardea      |                      | \$26.00 per hour |
| Donna Morano       | Recreation Assistant | \$25.00 per hour |
| Loretta Tularzko   |                      | \$23.00 per hour |

**RESOLUTION 2026-XXX**

**APPOINTMENT OF PART-TIME PERSONNEL IN RECREATION & PARKS DEPARTMENT**

Trustee            offered the following resolution, which was seconded by Trustee            , and adopted:

**RESOLVED** to make the following part-time appointments effective July 10, 2026:

| <b>Name</b>     | <b>Rate</b>      |
|-----------------|------------------|
| Jacob Reichgott | \$25.00 per hour |
| Gabe Reichgott  | \$25.00 per hour |
| Noah Strow      | \$25.00 per hour |
| Enda Mullen     | \$25.00 per hour |
| Kian Vasudev    | \$25.00 per hour |
| Ellery Casey    | \$25.00 per hour |
| Luke Mitchell   | \$25.00 per hour |
| Finn O'Dey      | \$25.00 per hour |



**RESOLUTION 2026-XXX**  
**APPOINTMENT OF PERSONNEL IN RECREATION & PARKS DEPARTMENT**

Trustee            offered the following resolution, which was seconded by Trustee            , and adopted:

**RESOLVED** to change the rate of pay for the 2026 Day Camp staff for the Recreation and Parks Department effective June 29, 2026 through August 7, 2026:

| <b>Name</b>       | <b>Title</b>             | <b>Rate</b>      |
|-------------------|--------------------------|------------------|
| Arianna Speechley | Assistant House Director | \$25.00 per hour |
| Bliss Johnsen     | House Director           | \$26.00 per hour |

**FURTHER RESOLVED** to appoint the following 2026 Day Camp staff for the Recreation and Parks Department effective June 29, 2026 through August 7, 2026:

| <b>Name</b> | <b>Title</b> | <b>Rate</b>      |
|-------------|--------------|------------------|
| Megan Swift | Counselor    | \$19.00 per hour |

**RESOLUTION 2026-XXX**

**APPOINTMENT OF PART-TIME INTERMEDIATE CLERK**

Trustee                      offered the following resolution, which was seconded by Trustee                      and  
adopted:

**RESOLVED** to appoint Emma Medina to the position of part-time non-competitive Intermediate Clerk (0187-02) effective July 8, 2026 at an hourly rate of \$28.00 for 17.5 hours per week. This position is subject to completion of a probationary period of not less than 12 weeks and not more than 52 weeks.



**RESOLUTION 2026-XXX**

**APPROVAL OF TEMPORARY SUSPENSION OF VILLAGE OF IRVINGTON LOCAL LAW  
NO. 1 OF 1978**

Trustee                offered the following resolution, which was seconded by Trustee                , and adopted:

**RESOLVED**, that the Board of Trustees hereby authorizes the temporary suspension of enforcement of *Village of Irvington Local Law No. 1 of 1978, Section 77 of the Irvington Village Code, Regulating Consumption of Alcoholic Beverages in Public Places*, solely the summer jazz concert taking place on the following days between the hours of 6:30 p.m. and 8 p.m. in Matthiessen Park: July 9, 2026, July 16, 2026, July 23, 2026, July 30, 2026, August 6, 2026, August 13, 2026, August 20, 2026 and August 27, 2026; and be it further

**RESOLVED**, that such suspension shall apply only within the designated event area and only for the duration specified herein, and shall be subject to any conditions deemed necessary by the Village Administrator or appropriate Village officials to ensure public health, safety, and compliance with all other applicable laws and regulations; and be it further

**RESOLVED**, that upon conclusion of the event, all provisions of the aforementioned Local Law shall resume full force and effect.

**RESOLUTION 2026-XXX**  
**ACCEPTANCE OF GIFT FROM MAX BLOOM**

Trustee        offered the following resolution, which was seconded by Trustee        , and adopted:

**RESOLVED**, that the Village of Irvington hereby gratefully accepts a donation in the amount of \$1,000 from Max Bloom to the Irvington Police Department.

**BE IT FURTHER RESOLVED**, that the Clerk/Treasurer is hereby directed to deposit the funds into GL Account 1.1.2705 – Gifts and Donations and initiate a transfer of these funds into GL Account 001.3120.0410 – Supplies to support future community outreach and engagement initiatives.





**POLICE DEPARTMENT  
VILLAGE OF IRVINGTON**  
(914) 591-8080



**Francis Pignatelli**  
*Chief of Police*

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**Memorandum**

**Date:** July 9, 2026  
**From:** Chief Francis Pignatelli  
**To:** Mayor and Board of Trustees  
**Subject:** Acceptance of Donation

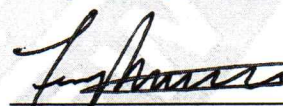
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**I respectfully request that the Board of Trustees accept a generous donation in the amount of \$1,000 from Max Bloom to the Irvington Police Department.**

**I further request that these funds be deposited into the Police Department's Community Events budget line to support future community outreach and engagement initiatives.**

**On behalf of the Irvington Police Department, I would like to express our sincere appreciation to Mr. Bloom for his generosity and continued support of our community.**

**Respectfully,**

  
\_\_\_\_\_  
**Chief Francis Pignatelli**

**RESOLUTION 2026-XXX**

**APPROVAL OF THE 2025 VILLAGE OF IRVINGTON VOLUNTEER AMBULANCE CORPS  
SERVICE AWARD LISTING**

Trustee        offered the following resolution, which was seconded by Trustee        , and adopted:

**RESOLVED** to approve the 2025 service listing for volunteers of the Irvington Volunteer Ambulance Corps to be used for the Length of Service Award Plan (LOSAP).



| 2025 Service Award Program Ambulance Records |                             |                                 |                                   |                                         |                             |                          |                                         |                 |
|----------------------------------------------|-----------------------------|---------------------------------|-----------------------------------|-----------------------------------------|-----------------------------|--------------------------|-----------------------------------------|-----------------|
| Person                                       | Training<br>(25 Pts<br>Max) | Drills/Seminars<br>(20 Pts Max) | Duty<br>Shifts<br>(20 Pts<br>Max) | Official<br>Position<br>(20 Pts<br>Max) | Meetings<br>(20 Pts<br>Max) | Calls<br>(25 Pts<br>Max) | Inspections<br>/ Events<br>(25 Pts Max) | Total<br>Points |
| Adler, Nancy                                 | 25                          | 2                               | 8                                 | 10                                      | 20                          | 11                       | 2                                       | 78              |
| Aguilar, Humberto Sr.                        | 0                           | 0                               | 6                                 | 0                                       | 1                           | 1                        | 0                                       | 8               |
| Andrade, Samuel                              | 0                           | 0                               | 12                                | 0                                       | 0                           | 6                        | 0                                       | 18              |
| Baumkirchner, Madeleine                      | 15                          | 0                               | 0                                 | 0                                       | 4                           | 10                       | 0                                       | 29              |
| Bonaiuto, Vincenzo                           | 25                          | 0                               | 10                                | 0                                       | 2                           | 6                        | 0                                       | 43              |
| Carpenter, Maxwell                           | 0                           | 1                               | 5                                 | 15                                      | 10                          | 23                       | 1                                       | 55              |
| Cleary, Aine                                 | 0                           | 0                               | 5                                 | 0                                       | 0                           | 3                        | 0                                       | 8               |
| Curran, Christopher                          | 0                           | 0                               | 0                                 | 0                                       | 0                           | 0                        | 0                                       | 0               |
| Desai, Jay                                   | 0                           | 0                               | 0                                 | 0                                       | 2                           | 0                        | 0                                       | 2               |
| DiNardo, Antonio J.                          | 25                          | 1                               | 4                                 | 10                                      | 12                          | 9                        | 1                                       | 62              |
| Doster, Becky                                | 15                          | 0                               | 20                                | 0                                       | 11                          | 25                       | 0                                       | 71              |
| Dourmashkin, Leah                            | 0                           | 0                               | 7                                 | 0                                       | 1                           | 0                        | 0                                       | 8               |
| Eng, Martina                                 | 25                          | 2                               | 20                                | 15                                      | 18                          | 25                       | 1                                       | 106             |
| Florian, Dominic                             | 0                           | 0                               | 1                                 | 0                                       | 0                           | 3                        | 0                                       | 4               |
| Graybeal, David                              | 25                          | 2                               | 20                                | 10                                      | 20                          | 25                       | 2                                       | 104             |
| Gross, Katherine                             | 0                           | 0                               | 0                                 | 0                                       | 0                           | 0                        | 0                                       | 0               |
| Hoehmann, Thomas                             | 0                           | 0                               | 0                                 | 0                                       | 0                           | 2                        | 0                                       | 2               |
| Isola, Lucas                                 | 25                          | 2                               | 20                                | 15                                      | 20                          | 25                       | 2                                       | 109             |
| Jones, Owen                                  | 0                           | 0                               | 0                                 | 0                                       | 2                           | 3                        | 0                                       | 5               |
| Kasoff, Emily                                | 0                           | 0                               | 14                                | 0                                       | 1                           | 6                        | 0                                       | 21              |
| Koch, Mitchell                               | 25                          | 0                               | 20                                | 10                                      | 20                          | 25                       | 1                                       | 101             |
| Korb, Alex                                   | 15                          | 0                               | 7                                 | 0                                       | 0                           | 0                        | 1                                       | 23              |

|                                |    |   |    |    |    |    |   |     |
|--------------------------------|----|---|----|----|----|----|---|-----|
| Kubina, Jakub                  | 15 | 1 | 14 | 0  | 2  | 17 | 1 | 50  |
| Kunjukutty, Layla              | 15 | 0 | 0  | 0  | 1  | 3  | 0 | 19  |
| Lewit, Ellen                   | 0  | 0 | 0  | 10 | 0  | 0  | 0 | 10  |
| Mairs, Sean                    | 0  | 0 | 20 | 0  | 7  | 17 | 1 | 45  |
| Mangru, Karina                 | 0  | 0 | 3  | 0  | 0  | 0  | 0 | 3   |
| Miller, Daniel                 | 15 | 0 | 0  | 0  | 0  | 1  | 0 | 16  |
| O'Neill, Brian                 | 15 | 1 | 20 | 10 | 20 | 25 | 2 | 93  |
| Palermo, Sarah                 | 25 | 0 | 0  | 10 | 20 | 0  | 2 | 57  |
| Preku, Tomy                    | 0  | 0 | 0  | 0  | 0  | 0  | 0 | 0   |
| Raines, Mary Joy               | 0  | 0 | 2  | 0  | 4  | 4  | 1 | 11  |
| Rivera, Adrianna               | 0  | 2 | 20 | 0  | 12 | 11 | 1 | 46  |
| Rodriguez Henriquez, Jenniffer | 0  | 0 | 1  | 0  | 0  | 0  | 0 | 1   |
| Romain, Alison                 | 0  | 0 | 0  | 0  | 5  | 0  | 0 | 5   |
| Roos, Vaibhav                  | 15 | 0 | 0  | 0  | 0  | 0  | 0 | 15  |
| Ruffler, James                 | 15 | 0 | 0  | 0  | 0  | 0  | 0 | 15  |
| Silverman, Leo                 | 15 | 1 | 13 | 0  | 6  | 12 | 0 | 47  |
| Stock, Byron                   | 0  | 0 | 0  | 0  | 1  | 0  | 0 | 1   |
| Swift, Chloe                   | 0  | 0 | 0  | 0  | 2  | 3  | 0 | 5   |
| Thomas, Heather                | 25 | 2 | 20 | 10 | 19 | 25 | 2 | 103 |
| Troy, Harry                    | 25 | 0 | 5  | 0  | 3  | 9  | 0 | 42  |
| Wilkerson, Whitney             | 15 | 0 | 9  | 0  | 3  | 0  | 0 | 27  |
| Woodley, Conor                 | 0  | 0 | 0  | 0  | 1  | 5  | 0 | 6   |
| Wortner, Frank                 | 25 | 2 | 20 | 15 | 14 | 25 | 1 | 102 |
| Yun, Seungchan                 | 0  | 0 | 10 | 0  | 1  | 3  | 0 | 14  |

**RESOLUTION 2026-XXX**  
**APPROVAL OF 2025-26 BUDGET TRANSFERS AND MODIFICATIONS**

Trustee            offered the following resolution, which was seconded by Trustee            , and adopted:

**RESOLVED**, to adopt the following budget transfers and modifications for fiscal year 2025-26:

1. Offset planning board expenses with reimbursable planning board bills.

|                                            |            |    |       |
|--------------------------------------------|------------|----|-------|
| Increase: Reimbursement Planning Board     | 1.1.2116   | \$ | 3,776 |
| Increase: Planning Board Professional Fees | 1.8020.437 | \$ | 3,776 |

2. To fund the Purchase of Fire Ground Portable Radio costs in excess of \$150K DASNY Grant funding with Village operating funds.

|                                       |                |    |     |
|---------------------------------------|----------------|----|-----|
| Decrease: Service Award Program       | 1.9025.826     | \$ | 396 |
| Increase: Transfers to Capital        | 1.9550.900     | \$ | 396 |
| Increase: Transfers from General Fund | 6.6.5031       | \$ | 396 |
| Increase: Fireground Radio Project    | 6.3410.200.530 | \$ | 396 |

3. To utilize Library contingency and fund balance for retirement expenditures in excess of budget.

|                            |            |    |       |
|----------------------------|------------|----|-------|
| Decrease: Contingency      | 3.1990.465 | \$ | 1,206 |
| Increase: Surplus          | 3.3.4795   | \$ | 1,908 |
| Increase: State Retirement | 3.9010.801 | \$ | 3,114 |

4. Transfer from general to capital to fund the capital attorney/bonding fees line.

|                                       |            |    |       |
|---------------------------------------|------------|----|-------|
| Decrease: Contingency                 | 1.1990.465 | \$ | 2,997 |
| Increase: Transfers to Capital        | 1.9550.900 | \$ | 2,997 |
| Increase: Transfers from General Fund | 6.6.5031   | \$ | 2,997 |
| Increase: Professional Fees           | 6.1420.437 | \$ | 2,997 |



**RESOLUTION 2026-XXX**  
**AUTHORIZATION TO CLOSE CERTAIN CAPITAL PROJECTS**

Trustee      offered the following resolution, which was seconded by Trustee      , and adopted:

**WHEREAS**, the Village has undertaken certain capital projects which have been completed and there exists no further liabilities,

**RESOLVED**, to close the following list of capital projects and to authorize the transfer unexpended funds back to the General Fund and Debt Service Fund effective May 31, 2026.

| <u>Name</u>                   | <u>Project</u> | <u>Balance</u> |
|-------------------------------|----------------|----------------|
| Fire Chief Replacement Car    | 485            | \$ 0           |
| Install DPW Roof Snow Guards  | 509            | \$ 0           |
| Senior Center Patio           | 327            | \$ 0           |
| 2021 Theater Air Conditioning | 440            | \$ 0           |
| Electric Pick Up Trucks (3)   | 416            | \$ 0           |
| 2024 Police Car Replacement   | 490            | \$ 0           |

***Transfer to General Fund:***

| <u>Name</u>                             | <u>Project</u> | <u>Balance</u>      |
|-----------------------------------------|----------------|---------------------|
| 2019 Park Improvements                  | 390            | \$ 9,573.52         |
| Matthiessen Park Equipment              | 422            | \$ 36,971.87        |
| Senior Center Energy Management         | 404            | \$ 80,047.80        |
| AV System Upgrade                       | 495            | \$ 523.56           |
| 2024 Boat Dock Power Replacement        | 486            | \$ 15,000.00        |
| F350 Sanitation Truck                   | 508            | \$ 1,738.20         |
| DPW Complex Emission Reduction          | 483            | \$ 2,746.02         |
| Recreation Transport Van                | 364            | \$ 10,000.00        |
| Scenic Hudson Park Pathway Improvements | 449            | \$ 9,446.04         |
| Recreation Truck Replacement            | 515            | \$ 17,143.75        |
| <b>TOTAL TRANSFER TO GENERAL FUND</b>   |                | <b>\$183,190.76</b> |

***Transfer to Debt Service Fund:***

| <u>Name</u>                                      | <u>Project</u> | <u>Balance</u>      |
|--------------------------------------------------|----------------|---------------------|
| <b>General Fund Projects:</b>                    |                |                     |
| LED Streetlight Replacement                      | 292            | \$ 4,046.56         |
| 2016 IK Benjamin Community Center                | 325            | \$ 5,244.03         |
| 2020 SCBA Airpac Replacement                     | 398            | \$ 19,100.00        |
| Purchase of 86 Main Street                       | 393            | \$ 9,629.00         |
| DPW Pick-ups (2)                                 | 397            | \$ 7,429.00         |
| DPW Satellite Truck                              | 464            | \$ 4,890.19         |
| 2020 Listening Devices                           | 409            | \$ 1,000.40         |
| <b>Total Non-Water Transfers to Debt Service</b> |                | <b>\$ 51,339.18</b> |

**TOTAL TRANSFER TO DEBT SERVICE FUND** **\$ 51,339.18**

**From:** Kathy Zalantis <>  
**Sent:** Thursday, 04 June 2026 13:29:46  
**To:** Charles Hessler <[chessler@irvingtonny.gov](mailto:chessler@irvingtonny.gov)>  
**Cc:** ([masjeb@aol.com](mailto:masjeb@aol.com)) <[masjeb@aol.com](mailto:masjeb@aol.com)>  
**Subject:** 76 North Broadway: Board of Trustees Meetings

Mr. Hessler:

At last night's Planning Board meeting, the Planning Board determined that the proposed residential and school development at 76 North Broadway was a "qualified action" exempt from SEQRA review under the newly enacted Let Them Build law and alternatively issued a negative declaration ending the SEQRA review. As such, I respectfully request that the Board of Trustees at its June 15, 2026 meeting call for/schedule a public hearing on July 20, 2026 regarding applying the public benefit bonus. If acceptable, the Board of Trustees' June 15, 2026 agenda should include a resolution to hold a public hearing on July 20, 2026 to permit, as a public benefit (under Zoning Code sections 224-47.9(D)(4)(b) and 224-47.9(F)(6)(b)), additional lot coverage of 5% and additional FAR of .05 for the proposed mixed-use project at 76 North Broadway that includes 53 units of which 6 will be moderate income rental units and 6 will be fair and affordable rental units.

Thank you.

Katherine Zalantis, Esq.

 **SILVERBERG**  
**ZALANTIS**<sub>uc</sub>

120 White Plains Road, Suite 305  
Tarrytown, NY 10591

**REGULAR MEETING  
OF THE MAYOR AND BOARD OF TRUSTEES  
OF THE VILLAGE OF IRVINGTON, NY  
HELD ON MONDAY, JANUARY 5, 2026 AT 7PM**

\*\* The meeting took place at 85 Main Street. Board members and staff were present at 85 Main Street.  
The public joined in person\*\*

PRESENT:     Arlene Burgos, Mayor  
              Josie Bloom, Trustee  
              Kent Kleiman, Trustee  
              Larry Ogrodnek, Trustee  
              David Zwiebel, Trustee  
              Charles G. Hessler, Village Administrator  
              Katie Bugna, Clerk-Treasurer  
              Marianne Stecich, Village Attorney

Mayor Burgos called the meeting to order and led those in attendance in the Pledge of Allegiance to the flag of the United States of America.

**RESOLUTION 2026-001  
APPOINTMENT OF A VILLAGE JUSTICE**

Mayor Burgos offered the following resolution, which was seconded by Trustee Bloom, and adopted:

**RESOLVED**, to appoint Danielle Farber to the probationary position of Village Justice for the Village of Irvington effective January 2, 2026 for a term to expire on December 31, 2026 at an annual salary of \$25,000.00, subject to a probationary period of not less than 12 weeks and not more than 52 weeks starting on January 2, 2026.

The vote resulted as follows:

|       |   |                                                               |
|-------|---|---------------------------------------------------------------|
| AYES: | 5 | (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel) |
| NAYS: | 0 |                                                               |

Justice Danielle Farber was sworn in as Village Justice by Judge Robert S. Ondrovic and Judge Jeffrey Cohen.

**RESOLUTION 2026-002  
APPOINTMENT OF A THEATER MANAGER**

Mayor Burgos offered the following resolution, which was seconded by Trustee Kleiman, and adopted:

**RESOLVED**, to appoint Chad Austin to the position of Theater Manager effective January 5, 2026 at an annual salary of \$94,000.00, subject to a probationary period of not less than 12 weeks and not more than 52 weeks starting on January 5, 2026.

The vote resulted as follows:

|       |   |                                                               |
|-------|---|---------------------------------------------------------------|
| AYES: | 5 | (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel) |
| NAYS: | 0 |                                                               |



Mayor Burgos announced a public hearing to amend the Zoning Code to add the definition of “school” and to clarify traffic regulations in the MFO District – Tuesday, January 20, 2026 at 7PM in Village Hall.

Mayor Burgos presented the following for correspondence:

**a. John Michalik**

Written communications received by noon on the Friday preceding the meeting are included in the Village Board agenda packet. Written communications are not read aloud during the meeting.

Mayor Burgos opened the floor to public comment. Jeremy Klausner commented that the zoning code public notice is not a clarification of the zoning code, that it is an outright change, and that he objects to the form of the notice.

Mayor Burgos offered the following resolutions, which were seconded by Trustee Bloom, and adopted:

**RESOLVED** to approve the Minutes of the Village Board Regular Meeting held on December 15, 2025.

**RESOLUTION 2026-003**

**STANDARD MILEAGE REIMBURSEMENT RATE FOR BUSINESS USE OF A PERSONAL VEHICLE EFFECTIVE JANUARY 1, 2026**

**RESOLVED** that the standard mileage reimbursement rate for business use of personal vehicle shall be set at 72.5¢ per mile effective January 1, 2026.

**RESOLUTION 2026-004**

**APPOINTMENT OF PERSONNEL IN RECREATION & PARKS DEPARTMENT**

**RESOLVED** to make the following part-time appointment effective December 12, 2025 to May 31, 2026; and,

| Name       | Title                                     | Rate             |
|------------|-------------------------------------------|------------------|
| Jack Keltz | Recreation Assistant for youth basketball | \$16.00 per hour |

**FURTHER RESOLVED** to make the following part-time appointment effective January 5, 2026:

| Name                  | Title                            | Rate             |
|-----------------------|----------------------------------|------------------|
| Zoe Hamilton-vom Baur | Recreation Assistant (part-time) | \$25.00 per hour |

**RESOLUTION 2026-005**

**APPROVAL OF 2025-26 BUDGET TRANSFER AND MODIFICATION**

**RESOLVED**, to adopt the following budget transfer and modification for fiscal year 2025-26:

1. To fund the installation of curbs portion of the Ardsley Avenue West Upper Drainage (project #510) from the general fund DPW sidewalk/road/curb maintenance operating budget.

|                                                  |                 |    |           |
|--------------------------------------------------|-----------------|----|-----------|
| Decrease: Sidewalk/Road/Curb Maintenance         | 1.5010.406.2009 | \$ | 58,541.88 |
| Increase: Transfers to Capital                   | 1.9950.900      | \$ | 58,541.88 |
| Increase: Transfers from General Fund            | 6.6.5031        | \$ | 58,541.88 |
| Increase: 2025 Ardley Avenue West Upper Drainage | 6.5010.437.510  | \$ | 58,541.88 |

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)  
NAYS: 0

A discussion was held on the request by Varma Development for Coverage and the FAR Public Benefit Bonus. Mayor Burgos expressed that the goal of the board at the time the rezoning of the multi-family district was done was to increase affordable housing and moderate-income housing and the most important public benefit being created from this project is the 12 units overall of affordable and moderate-income units. Trustee Ogrodnek and Trustee Zwiebel expressed their agreement that the primary benefit is the addition of the two more affordable or moderate-income units.

Mayor Burgos opened the floor to public comment. Peter Michalik commented that if the Board intends to make any vote, under open meetings law the Village is required to give 24- hour notice to the public for any documents being discussed and that a letter to the Planning Board be presented to the public before a vote is taken. He also commented that not all 12 units are eligible for consideration under the incentive scheme as 5 of the MIU's are already awarded a bonus, that Varma's application is incomplete, and that he objects on the basis of lack of compliance with Village law 7703E 1 to 5 and B and C.

Village Attorney Marianne Stecich clarified that the Board is not acting on any EAF and that they are not taking an action. They are just saying what their intent is to do, which won't be done until after SEQRA is done. She also clarified that the Board was not saying the bonus was the six units, but that the bonus was the one extra moderate-income unit which then also forced the one affordable unit.

Richard Levine questioned if the number of units proposed are related to having the Hawk signal. Larry Lonky confirmed that having been on the board when the zoning was investigated and written that the board wanted to see a combination of multifamily housing with affordable and moderate-income units as well as market units and that that was the purpose of the two-year zoning project. Jeremy Klausner commented that when this action is reviewed by a court of law, they will only review the one additional moderate-income unit for the public benefit bonus and not all 12. Asya Trakht commented that what you lose by gaining the additional units is the destroying of the mansion. Trustee Ogrodnek commented that the mansion was not going to be preserved regardless of this change.

#### **RESOLUTION 2026-006**

#### **INTENT TO GRANT PUBLIC BENEFIT BONUS**

Mayor Burgos offered the following resolution, which was seconded by Trustee Bloom, and adopted:

**RESOLVED** that it is the Board's intent to go ahead and to grant the bonus justified by the public benefit of the additional moderate-income unit, which then forces the additional affordable unit.

The vote resulted as follows:

AYES:



AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)  
NAYS: 0

**RESOLUTION 2026-007**

**CONSENT FOR THE VILLAGE BOARD OF TRUSTEES TO BE THE LEAD AGENCY FOR THE COSMOPOLITAN BUILDING ON SOUTH BUCKHOUT STREET PROJECT**

Mayor Burgos offered the following resolution, which was seconded by Trustee Ogrodnek, and adopted:

**WHEREAS**, the Board of Trustees of the Village of Irvington is in receipt of an application for a petition for zoning text amendments and other supporting documents for a project entitled Cosmopolitan Building Adaptive Reuse (Astor Buck, LLC); and

**WHEREAS**, the proposed project is located at 50 South Buckhout Street in the B Zoning District in the Village of Irvington; and

**WHEREAS**, the proposed project involves the restoration and adaptive reuse of the existing Cosmopolitan Building as a mixed-use development consisting of a 78-key hotel, 18 residential dwelling units, restaurant, and accessory uses, with interior renovations, vertical additions resulting in a five-story structure, and 192 parking spaces in a multilevel parking structure; and

**WHEREAS**, to facilitate the proposed project, the applicant has submitted a rezoning petition for several amendments to the Village Zoning Code to permit the hotel, residential, and restaurant mixed-use development through the adaptive reuse of an existing building; and

**WHEREAS**, pursuant to §617.6(b)(3) of the State Environmental Quality Review Act (SEQRA), the aforementioned information must be mailed to all involved agencies notifying them that a Lead Agency must be agreed upon within thirty (30) calendar days of the date that the aforementioned information is mailed to involved agencies; and

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Trustees of the Village of Irvington hereby authorizes the mailing to all Involved Agencies of the aforementioned information, together with Notice that the Board of Trustees of the Village of Irvington intends to declare itself Lead Agency for purposes of SEQRA for this Type I and Coordinated Action, unless objection to such designation is received within thirty (30) days.

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)  
NAYS: 0

Mayor Burgos announced a public hearing on January 20, 2026 amending the Zoning Code to modify definition of "hotel" and make other changes to the Business (B) District regulations pertaining to height, location of dwelling units, outdoor uses, parking regulations, and site capacity.

**RESOLUTION 2026-008**

**VOLUNTEER APPOINTMENTS**

Mayor Burgos offered the following resolution, which was seconded by Trustee Kleiman, and adopted:



**RESOLVED** to appoint the following the Village Board volunteer committee members:

| <u>Board Name</u>                                | <u>Title</u> | <u>Name</u>      | <u>Term<br/>to Expire<br/>December</u> |
|--------------------------------------------------|--------------|------------------|----------------------------------------|
| <b>Recreation &amp; Parks Advisory Committee</b> | Member       | Kay O’Keeffe     | 2028                                   |
|                                                  | Member       | Jared Zerman     | 2028                                   |
| <b>Theater Commission</b>                        | Co-Chair     | Jessica Arinella | 2028                                   |
| <b>Tree Preservation Commission</b>              | Member       | Lindsey Tauer    | 2027                                   |
| <b>Zoning Board of Appeals</b>                   | Member       | Charles Flock    | 2030                                   |

**FURTHER RESOLVED** to appoint the following Ad Hoc volunteer committee members with a term to expire December 2026:

**Transit Oriented Development Zoning Advisory Committee**

Member Ruth Cowan

**Irvington Woods Committee**

Chair Warwick Norton

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)  
NAYS: 0

**RESOLUTION 2026-009**

**RESIGNATION FROM VOLUNTEER BOARD**

Mayor Burgos offered the following resolution, which was seconded by Trustee Ogrodnek, and adopted:

**RESOLVED** to accept, with regret, the resignation of Scott Rothstein as a member of the Irvington Facilities Planning Committee effective December 17, 2025.

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)  
NAYS: 0

**RESOLUTION 2026-010**

**RE-ESTABLISH THE CLIMATE SMART COMMUNITIES TASK FORCE**

Mayor Burgos offered the following resolution, which was seconded by Trustee Bloom, and adopted:

**RESOLVED** to re-establish the Climate Smart Communities Task Force comprised of local officials and community members who review the issues and propose a plan of action; designate a point person who will oversee climate change initiatives and publicly report on progress; and, work cooperatively with similar task forces in neighboring communities to ensure that efforts complement and reinforce one another; and,



**FURTHER RESOLVED** to appoint the following volunteer members to the Climate Smart Communities Task Force with a term to expire in December 2026:

|                  |
|------------------|
| Lisa Antonelli   |
| Bruce Bell       |
| Charlotte Binns  |
| Nikki Coddington |
| John Cossins     |
| Bill Estes       |
| Sachin Hardas    |
| Juliette Hartel  |
| Warwick Norton   |

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)  
NAYS: 0

**RESOLUTION 2026-011**  
**APPROVAL OF FILMING PERMITS FOR SPEED BUMP LLC**

Mayor Burgos offered the following resolution, which was seconded by Trustee Ogrodnek, and adopted:

**RESOLVED** to approve a filming permit for Speed Bump LLC to film in the Irvington Theater on Tuesday, January 13, 2026 from 12:30PM – 4PM. The permit will include the prep days of Monday, January 12, 2026 from 7AM – 5PM and Tuesday, January 13, 2026 from 7AM – 12:30PM and the wrap day of Tuesday, January 13, 2026 from 5PM – 6PM. The permit fee is \$10,000.00; and,

**FURTHER RESOLVED** to approve a filming permit for Speed Bump LLC to film on Main Street between North Dutcher Street and North Ferris Street in Irvington, NY on Tuesday, January 13, 2026 from 1PM – 5PM. The permit will include the prep days of Monday, January 12, 2026 from 7AM – 5PM and Tuesday, January 13, 2026 from 7AM – 1PM and the wrap day of Tuesday, January 13, 2026 from 5PM – 6PM. The permit fee is \$10,000.00.

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)  
NAYS: 0

**RESOLUTION 2026-012**  
**AUTHORIZING TAX CERTIORARI SETTLEMENT – ASTOR BUCK, LLC**

Mayor Burgos offered the following resolution, which was seconded by Trustee Bloom, and adopted:

**WHEREAS**, Petitions having been filed by Astor Buck, LLC (hereinafter "Petitioner") challenging real property tax assessments on the Village of Irvington and the Town of Greenburgh's assessment rolls with respect to the Subject Property for the 2023 and 2024 assessment years with respect to parcels designated as Section 2.80, Block 33, Lot 6



|                       |                         |                        |
|-----------------------|-------------------------|------------------------|
| <b>Property Owner</b> | <b>Property Address</b> | <b>Assess. Year(s)</b> |
| Astor Buck, LLC       | 50 S. Buckhout Street   | 2023-2024              |

**WHEREAS**, Petitioner's actions are now pending in Supreme Court Westchester County; and

**WHEREAS**, the Town and the Petitioner have reached a mutually agreeable resolution;

**NOW THEREFORE**, the Village is authorized to effectuate a settlement commensurate with the following terms:

| Assessment Year | Original Assessment | Revised Assessment | Reduction |
|-----------------|---------------------|--------------------|-----------|
| 2023            | 20,823,400          | 19,300,000         | 1,523,400 |
| 2024            | 23,703,500          | 20,000,000         | 3,703,500 |

The Village of Irvington's share of the refund is \$39,492.93

The vote resulted as follows:

|       |   |                                                               |
|-------|---|---------------------------------------------------------------|
| AYES: | 5 | (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel) |
| NAYS: | 0 |                                                               |

Trustee Zwiebel reported that Warwick Norton is the new Chair of the Woods Committee, that the Pollinator project is 95% complete, and that at the next meeting there will be an update report from deer management. He also commented that the Housing Committee is aware of the issue with the Varma project and the moderate-income housing and that the requirements placed on those units are not the same as the those on the affordable units.

Trustee Ogrodnek reported that the Village is excited for Chad to start as the new Theater Manager.

Trustee Bloom reported on the various activities of the DPW including sidewalk and excavation work, winter equipment maintenance, storm water maintenance, snow cleanup, and on discussions with the Green Team regarding food scrap pickup. She also recognized the top 5 responders from the Irvington Fire Department and provided an update on recent IPD statistics and activities.

Trustee Kleiman reported that the next Board of Education meeting will discuss the strategic plan and that there will be a Planning Board meeting on Wednesday. He also reported that the Village will continue to discuss future pool usage with Mercy University.

Village Administrator Charles Hessler reported on the progress of the Matthiessen Park Stage and provided an update on the progress of the Facilities Planning including the survey and publicity efforts.

Village Clerk-Treasurer Katie Bugna provided an update on the Harriman Road Culvert project costs to date and reported that the initial 26-27 budget overview will be presented at the January 14<sup>th</sup> Work Session.

Mayor Burgos opened the floor to public comment. There were no comments from the public.

After a review of action items and there being no further business, Mayor Burgos made a motion to end the meeting. The motion was seconded by Trustee Bloom and unanimously approved.

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Katie Bugna, Village Clerk-Treasurer

16 July 2026

Village of Irvington Board of Trustees  
Village of Irvington Planning Board  
85 Main Street  
Irvington, NY 10533

Re: 76 North Broadway (DKR9 LLC / Varma RE Development )

Dear Mayor Burgos, Members of the Board of Trustees, and Members of the Planning Board:

As architects, preservationists, and design professionals living in Irvington, we call on you to enforce the following specific provisions of the Irvington Zoning Code, in connection with the development proposal referenced above. These provisions are §224-47.13.A.(1)(b), which requires that Woodcliff mansion (the “Mansion”) be maintained or adaptively reused to the greatest extent practicable, and §224-47.13.A.(1)(a), which requires that stone walls along Broadway should not be removed or modified except as is absolutely necessary for the proposed use.

With respect to the public hearing scheduled for July 20, 2026 to consider an application to permit additional lot coverage and additional Floor Area Ratio for the project, we call on the Board of Trustees (“BoT”) to deny such bonuses until and unless the development proposal includes the full restoration and adaptive reuse of the Mansion and compliance with the requirement applying to the stone walls.

Furthermore, we call on the Planning Board to enforce the referenced provisions of the zoning code, and we call on the Board of Trustees to see to it that the Planning Board does so—regardless of the bonus.

Mr. Scott Mosenthal, president of the Irvington Historical Society (“IHS”), on behalf of the IHS, made a similar request in his June 25, 2026 letter to the Board of Trustees. The BoT’s response dated July 6, 2026 makes claims that we find to be inaccurate:

1. **“The Board and Planning Board have carefully considered the historical significance of the Woodcliff mansion and its preservation.”** As the BoT letter states, the applicant, Varma RE, proposed in October 2024 to maintain the Mansion if the BoT gave it a coverage bonus as an “important public benefit”. The former BoT declined to do so because “no one spoke or wrote in favor of that bonus”. Firstly, “careful consideration” of the Mansion’s significance seems to us inconsistent with doing nothing unless the public asks it to. Secondly, maintaining the mansion is effectively a **requirement** of the applicable zoning provision, §224-47.13.A.(1)(b), so it was inappropriate for the applicant to demand a bonus in return for doing so. In denying the bonus, the former BoT would have displayed careful consideration of the historical significance of Woodcliff if it had reminded the applicant that the



zoning code **requires** maintaining the Mansion. Failing to have received the bonus, Varma could and should have reduced its lot coverage to comply with the zoning code's (non-bonus) limits, which was feasible. **The record shows that Varma never tried to do so.** On the contrary, in all their subsequent submissions, Varma simply proposed to demolish the Mansion. Finally, to our knowledge, the Planning Board never pointed out that the submissions showing demolition were non-compliant with §224-47.13.A.(1)(b).

In full, provision §224-47.13.A.(1)(b) states, "Existing buildings that reflect the historic character of the Village of Irvington shall be maintained or adaptively reused to the greatest extent practicable." That the Mansion reflects the historic character of Irvington is indisputable. This fact has been affirmed by the Irvington Architectural Review Board, The Irvington Historical Society, Westchester County Historical Society, and numerous independent historical preservationists. (See attachments.) Such an affirmation does not depend on NY State Historic Register listing and certainly not on local landmarking, which requires owner consent. **Indeed, Varma itself asserted that the Mansion was a building of "local historical significance" in its October 2024 submission**, in stating that its zoning floor area and building coverage were not included in zoning limits per §224-47.9.D.(3) and §224-47.9.F.(5).

The words "*shall be* [emphasis added] maintained or adaptively reused to the greatest extent practicable" constitute a **requirement**, not a request for a favor or something to be complied with in return for a bonus. Specifically, "to the greatest extent practicable" does not mean "to no extent at all."

2. **"Additional coverage and FAR currently under consideration is tied specifically to moderate-income housing provisions adopted by the Village."** In fact, the applicable zoning provision, §224-47.9.D.(4)(b), states that "The Board of Trustees, *in its sole discretion* [emphasis added], may permit additional building and lot coverage of up to 10% if it determines that the proposed development would further an important public benefit, *such as* [emphasis added] the provision of affordable housing beyond the Village Code requirements or the provision of a sidewalk along Broadway." Section §224-47.9.F.(6)(b) says the same about additional FAR. The emphasized wording shows that the BoT has the **discretion** to offer the specified bonus for public benefits not limited to moderate-income housing.
3. **"...earlier concepts for the project did explore retaining the Woodcliff mansion. These proposals ultimately required additional site coverage."** As stated in (1.) above, Varma could and should have reduced their coverage to comply with the zoning limits. However, it is notable that after the BoT offered Varma a statement of intent to provide the bonus lot coverage in January 2026, **Varma did not try to comply** with the provision requiring maintenance of the Mansion. The record shows no feasibility study indicating that Varma ever tried to comply. Instead, it used the expected bonus coverage elsewhere. The following data suggests that the

preservation of Woodcliff Mansion is **eminently practicable** and would in fact be an economic benefit to the project:

In the September 18, 2024 drawings, submitted at the Planning Board's October 1, 2024 meeting, Varma showed that it was possible to maintain the Mansion using the bonus coverage, complete with fire-apparatus access. That submission provided 57 units (of which three were in the mansion), which is more than the 53 currently proposed. Of these, five were to be moderate income units and six were to be fair and affordable housing units. (Now there are six MIU's, but one of the market-rate units of the 2024 proposal could be redesignated as an MIU without changing the configuration.) Including the adaptively reused mansion, the October 2024 submission had more rentable floor area (73,858 sf) than the current (March 18, 2026) proposal (66,283); the three units in the mansion were clearly superior, and a large community space occupying the entire first floor of the mansion would have served as a valuable amenity. The 2024 project involved less new construction (65,902 sf) than the current project (66,283), and it saved the cost of demolition of the original mansion.

4. **"the Board cannot require an applicant to redesign a project or pursue a different development concept from the one submitted for review."** However, the Planning Board has the power **and the code-mandated responsibility** to deny an applicant a Special Permit for a project that fails to maintain historic buildings like the Mansion. If it does not do so, **it is not enforcing the zoning code, and section §224-47.13.A.(1)(b) becomes meaningless and void.**
5. The BoT letter concludes by raising the possibility of future revisions of the zoning code that would provide "incentives" for the preservation of historic buildings. Firstly, this means that the Mansion, an important historic building, would be lost forever **contrary to the provisions of the zoning code that require its maintenance or reuse.** Secondly, this would **weaken**, not strengthen the future protection for Irvington's historic buildings under the zoning code, watering down a **requirement** into an "incentive" that would have no effect unless a developer considered it profitable. This was not the intention of the MFO zoning provision when it was considered and negotiated over a period of more than two years.

In conclusion, it is a **zoning code requirement** that Woodcliff mansion "shall be maintained or adaptively reused to the greatest extent practicable", and that "stone walls along Broadway should not be removed or modified except as is absolutely necessary for the proposed use." We call on the Board of Trustees and the Planning Board to enforce the zoning code and not to provide bonuses to Varma for a development application that does not comply with the code in these respects.

Respectfully yours,



*Earl Ferguson*

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Earl Everett Ferguson, AIA

*Peter C Budeiri*

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Peter Budeiri, AIA

Peter Budeiri Associates, Architects

[peter@budeiriarchitects.com](mailto:peter@budeiriarchitects.com)

*Joseph Pell Lombardi*

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Joseph Pell Lombardi, Architect

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*Arthur Chabon*

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Arthur D. Chabon, AIA

Arthur Chabon Architects

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*Michael Lombardi*

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Michael Lombardi

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*Kenneth A Lewis*

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Kenneth A. Lewis, AIA

Skidmore, Owings & Merrill (ret.)

[kenneth.lewis@som.com](mailto:kenneth.lewis@som.com)

enclosures:

- Letter dated June 3, 2026 from Marissa Marvelli, Historic Preservation Specialist, to Irvington Planning Board
- Letter dated June 25, 2026 from Scott Mosenthal, Irvington Historical Society President to Mayor Burgos, Board of Trustees, and Planning Board Members
- Letter dated April 30, 2021 from Barbara Davis, Co-Director, Westchester Country Historical Society to Mayor Smith and Irvington Board of Trustees
- Irvington Historical Society list of historic properties and cover letter dated February, 2024 to Mayor Siegel and the Board of Trustees



June 3, 2026

Village of Irvington Planning Board  
Village Hall  
85 Main Street  
Irvington, NY 10533

Re: 76 North Broadway / Woodcliff Manor

Dear members of the Irvington Planning Board:

Please accept my comments on the latest proposal for 76 North Broadway. I am a preservation professional who previously submitted comments in 2021. For the past 20 years, I have documented numerous historic resources and districts for studies and National Register nominations, including some with complex histories. I also have extensive experience consulting on adaptive reuse projects and new development in historic contexts. My work has been recognized for excellence by the New York State Historic Preservation Office (SHPO).

I remain steadfast in my belief that Woodcliff Manor is a significant historic resource, and any redevelopment of the property must honor it. The following comments address the latest design proposal by Varma and claims about historic resource assessments.

1. The code for the Multi-Family/Office District requires that a new development "not have a significant visual impact on the character of the neighborhood, including, but not limited to, the following:"
  - a) Stone walls along Broadway should not be removed or modified except as is absolutely necessary for the proposed use. (§ 224-47.13A(1)(a))

The Varma development proposes a new, large, campus-scale gateway in the Broadway wall, which would create a false sense of history for this property and contradict the historical trend of estate entrances in the limits of Irvington and thus Broadway's character. These private residential entrances were designed for narrow carriage drives; they were not showy or wide. To reduce their conspicuousness, historic entrances were not on axis with the house. Instead, they were located near the side lot lines or off a shared estate road, like Strawberry Lane. Rejecting this pattern, the proposed gateway is centered on its Broadway frontage and disrupts the wall with wide, semicircular arms akin to those at a corporate campus or golf club entrance. There are no historic examples that incorporate large sign walls within the design, as this development proposes, which further violates the MF/O code by exceeding the maximum allowable surface area of twelve square feet for signage. Repurposing the existing stone into the new wall design is not an act of preservation or mitigation, just as remodeling a house using the old timbers is not. Repurposing the stone for an inappropriate opening adds insult to injury.

- b) Existing buildings that reflect the historic character of the Village of Irvington shall be maintained or adaptively reused to the greatest extent practicable. (§ 224-47.13A(1)(b))

Woodcliff Manor, in its current state, wholly reflects the special historic character of Irvington as a significant Hudson River estate. Contributing features include a grand brick

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**MARISSA  
MARVELLI**  
HISTORIC  
PRESERVATION  
SPECIALIST

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house set within a designed Romantic landscape, at a remove from the Post Road, aka Broadway. The house's architecture reflects an evolution of domestic design trends, beginning with a late 1830s Neoclassical style during the ownership of John Mann, followed by an Italian Villa update in the late 1860s by George D. and Sallie Morgan, their most evident imprint surviving in the north wing and other details. Classical details were reintroduced in the early twentieth century, including a grand double-height portico. In contrast, the low-height design of the 1962 office addition—itsself a reflection of the village's evolution as a hub for scientific research—is subservient to the historic house, preserving the house's visual connection to Broadway. Demolishing Woodcliff contravenes the stated goals of the MF/O District.

Typically, for projects with this complexity, a feasibility study would be undertaken to examine alternate site plan scenarios. There is no evidence in the record of one being done to retain Woodcliff Manor. Such a study would explore the code constraints and test the supposed unworkability of the required fire lane. Without this exercise, the public is left to take the applicant's claim at face value.

2. The MF/O code further stipulates that new development "be in harmony with the character and appearance of neighboring properties and the Village as a whole." (§ 224-47.13A(3))

Few aspects of the proposed development are in harmony with the character and appearance of North Broadway or the Village as a whole. This existing character is defined by nineteenth-century domestic design trends: symmetrical two- and three-story volumes with gable and hipped roofs set within a designed landscape. They do not have expansive lot coverage. The predominant building material is brick. Other character-defining features include balanced void-to-solid fenestration ratios, articulation with details such as stone sills and lintels, carved brackets, columned porches, and molded cornices, resulting in a clear architectural thesis and lending physical depth.

The current building proposal is a monolithic L-shape, flat-roof volume fronted by a parking garage entrance. This composition and massing, strongly associated with mid-century office buildings, is atypical in Irvington and therefore visually incompatible. The extensive use of modern cladding materials for articulation renders the elevations flat and bears no relationship to nearby buildings. The asymmetrical fenestration and exaggerated solid-to-void ratio are also at odds with the established character of North Broadway.

A feasibility or design study, if one had been done, would have examined the surrounding context, documenting special features, materials, patterns, and characteristics that define "the sense of place." It would have cataloged the Broadway streetscape, including driveway entrances. It would document the architecture so that any new design harmonizes with the existing character using the same language. The absence of such a careful study may help explain why the current design proposal appears to have been created in a vacuum.

3. Historic Resource Assessments

In their rebuttal to the May 6th testimony of professional consultants retained by the neighbors, the project applicant team made statements that misconstrue historic resource assessments and grossly misinterpret the State Historic Preservation Office's

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determination. In their May 20th letter, the applicant's lawyer states: "...the proposed action will not result in the removal of a history [sic] structure or building."

This is categorically false. Eligibility determinations are not a measure of historical value; they are an assessment of integrity. In other words, does the historic resource retain the ability to convey its significance in terms of location, design, setting, materials, workmanship, feeling, and association? What makes a building significant is based on four criteria, of which architecture is just one. A building can be deemed eligible for listing to the National Register of Historic Places for its association with the area of local commerce or community development. When a private property owner or developer seeks a preliminary determination, as was the case for Woodcliff in 2022, SHPO makes them based on the limited information at hand. Their mandatory 30-day review window does not allow them to undertake in-depth research and analysis of a building or exploration of significance criteria beyond architecture. Due to frequent misinterpretations of their eligibility determinations, it is now their policy to include the following disclaimer: "This eligibility may warrant re-evaluation based on new information." The same applies to Woodcliff Manor.

It is an unfortunate truth that, although deserving, Woodcliff Manor has not yet been officially recognized as a significant historic resource. National Register listings and local landmark designations result from proactive owners, citizen groups, and/or local governments. In some places, such as Irvington, it is procedurally difficult to designate a landmark, but this does not mean it is "not eligible." The lack of official recognition does not imply a lack of significance. The Village of Irvington attempts to address this shortcoming in its Multi-Family/Office District language by encouraging the preservation of "historic structures" and requiring that any changes to "any building that the Architectural Review Board determines to be of local significance... do not compromise the local historical significance of the building."

A goal of the Comprehensive Plan and MF/O District zoning is to preserve the existing scenic character of North Broadway. The historic manor houses set in a designed landscape are part and parcel of the existing character. Elimination of Woodcliff would erase the property's association with the past, or at least significantly reduce its historical legibility. Once it's gone, it's gone forever; there is no do-over. Compounding the legibility problem is the proposed reworking of the Broadway stone wall. Broadway's estate walls are a character-defining feature of Irvington. Each is unique to the property it was built for—the construction, style, and dimensions of walls are an important historical record. Their significance is recognized in the Comprehensive Plan, and their worthiness of preservation is codified in the MF/O District language.

For all the reasons stated above, I urge the Planning Board to issue a Positive Declaration on this development proposal.

Sincerely,



Marissa Marvelli  
Historic Preservation Professional

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June 25, 2026

Dear Mayor Burgos, Board of Trustees, and Planning Board Members,

Upon learning of the request to the Board of Trustees of the Village of Irvington to hold a public hearing on July 20 to consider an application to permit additional lot coverage and floor area ratio (FAR) for the proposed mix use project at 76 North Broadway, we are wondering if there might be a way to tie that request for additional parking and FAR to the Board re-examining the potential of preserving the Woodcliff mansion.

We realize that the fate of that mansion—to be demolished—has apparently been decided; at the same time, for VARMA to ask for a change in their plans strikes us as an opportunity to negotiate that decision.

As we noted in a previous letter, there are a number of reasons why such a decision is worth re-examining. They range from the numerous recommendations from various local and professional boards and historians to preserve it, to recognizing popular public sentiment, and to establishing a precedent for future Irvington historic sites. An adaptive reuse of this venerable house would set an appropriate precedent for the conservation of the Village's scenic, cultural and historic architectural resources along the North Broadway gateway to our historic village, as well as for the development of any other MF/O district properties that include structures that we—as a Village—recognize as having local historical significance and contribute to our village's unique historic character. As we stated in our previous letter, "Woodcliff Manor can be preserved and adaptively reused alongside the new housing. A solution: *Varma should be granted additional density allowance for preserving Woodcliff Manor*. In addition to the BOT granting the density for an MIU unit, it could also grant an exception by not counting a porous fire department access road against allowable density to the degree necessary to preserve Woodcliff Manor. As it is incentivized in the MF/O zoning code, the Village has the chance to get the balance right by protecting our heritage **and** building needed housing."

We look forward to hearing your response to our recommendation.

As always, we appreciate your generous support and willingness to collaborate with our Society. We also recognize the difficulties of balancing an appreciation of the past with the pressing challenges of the future. We're hoping there is still a way to accommodate both viewpoints.

Respectfully,

Scott Mosenthal,  
IHS President on behalf of the Irvington Historical Society

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## Larry Schopfer

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**From:** Davis, Barbara  
**Sent:** Friday, April 30, 2021 11:12 AM  
**To:** Larry Schopfer  
**Subject:** RE: MF/O Rezoning -- May 3, 2021 public hearing - Revised Message  
**Attachments:** Westchester County Historical Society Letter - 76 N. Broadway.pdf

[EXTERNAL] This email is from outside the Village of Irvington- Please use caution when opening links and attachments!

Dear Mr. Schopfer,

I have attached a letter regarding the historic building and site at 76 North Broadway for the consideration of the Mayor and the Town Board of Trustees.

Please don't hesitate to contact us if assistance is needed in regards to historic preservation, or referrals for appropriate consultants.

Sincerely,  
Barbara

Barbara Davis  
Co-Director  
Westchester County Historical Society  
2199 Saw Mill River Road  
Elmsford, NY 10523

[www.westchesterhistory.com](http://www.westchesterhistory.com)

# WESTCHESTER COUNTY HISTORICAL SOCIETY

A LIBRARY AND RESEARCH CENTER

April 30, 2021

Irvington Village Board  
Village Hall  
85 Main Street  
Irvington, NY 10533  
via email: [lschopfer@irvingtonny.gov](mailto:lschopfer@irvingtonny.gov)

Re: Proposed Multi-Family/Office District

Dear Mayor Smith and Trustees Kehoe, Silverberg, Lonky, and Gilliland:

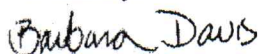
I am writing about the threat to the historically-significant property, "Woodcliff," located at 76 North Broadway.

If the area is rezoned to the proposed multi-family/office district, the historic structure known as "Woodcliff" will be adversely impacted by the potential construction of high-density apartment buildings. The prominent setting of the building, which is a contributing element to the structure's historical significance, would be entirely eliminated.

As the last extant manor house visible along the east side of Broadway, Woodcliff and its property is extremely important to the overall historic character of Irvington. If construction blocks the view of this magnificent building from Broadway, the gateway to the historic district of Irvington, its sense of time and place is lost forever. As important, the ability of the public to enjoy and appreciate its outstanding craftsmanship, architecture and extraordinary heritage will be obliterated.

I urge you to uphold the professional guidelines for historic preservation, which protect the integrity of the building and the property that is an integral part of its significance.

Sincerely,



Barbara Davis  
Co-Director, Westchester County Historical Society





February ?, 2024

Dear Mayor Siegel and the Village Board of Trustees:

Attached is a list of historic properties and sites in Irvington compiled by our Preservation Committee and approved by our board. We are sending this cultural inventory for your review, and requesting that it be kept on file with the Village Administrator's office to be referenced by the Department of Buildings and review boards when considering permit applications for demolition, exterior alterations, or land use development.

We hope this listing will be a useful resource to all those making decisions related to historic village structures whether within or outside the mapped Historic District. The Historical Society will continue to keep a watchful eye on proposed changes to structures that contribute so much to the historical character of Irvington.

Respectfully,

*Veronica Gedrich*

President, Irvington Historical Society

**PROPERTIES LISTED ON THE NY STATE & NATIONAL REGISTERS OF HISTORIC PLACES:**

Armour-Stiner House / Octagon House - 45 West Clinton Avenue

East Irvington School – Taxter Road

Irvington Town Hall – 85 Main Street (in Historic District)

Lord & Burnham Building – 2 Main Street (in Historic District)

McVickar House – 131 Main Street (in Historic District)

Nuits – 7 Clifton Place, Ardsley-on-Hudson

St. Barnabas Church – 15 North Broadway

Villa Lewaro – 67 North Broadway

Washington Irving Monument – North Broadway / Sunnyside Lane

Irvington Historic District – Mapped area documenting contributing properties

**RECOGNIZED BY THE NY SHPO AS ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER:**

The Odell Tavern – 100 South Broadway (late 17<sup>th</sup> century)

**PROPERTIES LISTED ON THE WESTCHESTER COUNTY INVENTORY OF ELIGIBLE LANDMARKS: \***

Havemeyer-Sturges House – 9 Hancock Place, Ardsley-on-Hudson

The Lindens – 54 Jaffray Court

**PROPERTIES IDENTIFIED BY IRVINGTON HISTORICAL SOCIETY AS ELIGIBLE LANDMARKS: \*\***

Abbottsford district – East Clinton Avenue / South Broadway

Airdrie Cottage – 19 North Cottenet Street (in Historic District)

Allen House – Hudson Road West (Mercy University campus)

Ardsley Stables – 61-63 Ardsley Avenue West

Ardsley Train Station – 1 Ardsley Avenue West

Barber Gatehouse – 3 Ardsley Avenue East

Behrens House – 254 Harriman Road

Behrens Carriage House – 8 Cyrus Field Road

Carter House – 119 North Broadway

Craig Hall Gatehouse – 90 North Broadway

Croton Aqueduct Viaduct – Station Road (1842)

Dows Carriage House – 7 Dows Lane (Denyer Home)

Dows / Sheeler Gatehouse – 9 Dows Lane

Field Carriage House – 43 Osceola Avenue

Fairlight Cottage – 43 Langdon Avenue

Field Gatehouse – 163 South Broadway

“Franklin” Mile Markers – South Broadway (#’s 26 & 27)

Halsey Pond Teahouse

Irvington Waterworks Pump House -- 109 Harriman Road

Mann House – 125 North Broadway

McAdoo House – 65 West Clinton Avenue

Matthiessen Carriage House – 40-42 Matthiessen Park Road (Gamper residence)

Murray Griffin Estate – 100 South Broadway

Nevis / Hamilton House – 136 South Broadway

Presbyterian Church – North Broadway (James Renwick architect / Tiffany windows)

Preston / Manny House – 2 Dows Lane

Repose – 106 North Broadway



St. Barnabas Episcopal Church, Parish Hall & Rectory – North Broadway (in Historic District)

Schneider House – 40 Half Moon Lane (Architect: Philip Johnson)

Strawberry Hill Manor – 76 North Broadway (11/13 Strawberry Lane)

Strawberry Hill Carriage Barn – Riverview Road

Tiffany Cottages – 19 & 21 Matthiessen Park

Villa Inanda – 65 Field Terrace

Waterbury Carriage House – 35 Station Road

Woodcliff Manor– 76 North Broadway

Woodcliff Carriage House –20 Strawberry Lane

\* Per documentation from the Westchester County Dept. of Planning and the Westchester County Historical Society as of July 2018, and pending further State and National Register review.

\*\*Buildings and sites significantly contributing to the historical integrity of the Village that are deserving of preservation and potentially eligible for nomination under criteria described in the Local Landmark Law.

**Note:**

Most of the above historic properties were designated on March 18<sup>th</sup>, 1976 by the Irvington Historical Society Landmarks Committee (founded in 1972). Some buildings included in the original documentation have been lost through neglect or aggressive development. Many remain extant as irreplaceable historic places available for education and inspiration of future generations. However, if they are not given some modicum of protection, these sites are vulnerable to neglect, inappropriate development, demolition, or severe alterations that would foreclose on future eligibility for landmark nomination.



May 29, 2026

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**Senior Architect**  
Patrick Walsh  
RA

**Associate**  
Nick Tucci  
PE, LEED AP

**Senior Construction  
Manager**  
Paul Wojnowski

**Project:** Multi-Family Residential and School Development

**Location:** 76 North Broadway, Irvington, New York

**Applicant:** Varma Development

**Architect:** PFGA

Per the MFO District regulations,<sup>1</sup> the Gross Floor Area (which does not include the basement area) is 66,283 sf.:

|                 |             |
|-----------------|-------------|
| 1st Floor:      | 22,825 sf.  |
| 2nd Floor:      | 22,836 sf.  |
| 3rd Floor:      | 20, 622 sf. |
| Total Building: | 66,283 sf.  |

<sup>1</sup> Zoning Code § 224-47.9(F)(1) provides that “Notwithstanding § 224-135, the following terms as used in the section, shall have the following meanings, . . .

**GROSS FLOOR AREA**

The sum of the horizontal area of all stories of a building, measured from the exterior faces of exterior walls, or, in the case of a common wall separating two buildings, from the center line of such common wall, but excluding areas exempted by Subsections A through C of § 224-137 (whether or not in a residential building).

Zoning Code § 224-137. Exemptions from calculation of floor area ratio in residential zones.

- A. Decks, patios, unenclosed porches and porticoes.
- (1) All space in unroofed structures such as decks and patios shall be excluded from the calculation of FAR.
  - (2) All space in unenclosed porches and porticoes shall be excluded from the calculation of FAR. For the purpose of FAR calculation, “unenclosed” shall mean those porches or porticoes that are open and not permanently, seasonally or temporarily enclosed.
- B. Basements, cellars and basement garages. Where the exposed exterior wall or walls of basement, cellar or basement garage(s) facing the front yard(s) is less than three feet (measured from the lower of existing grade prior to construction or grade after construction to the bottom of the floor above the basement) the proportionate share of the basement, cellar or basement garage(s) shall be excluded from the calculation of FAR. All the remaining portions of the floor area of basements, cellars or basement garages, where the height (as defined above) of the exterior exposed wall or walls facing the front yard is three feet or more, shall be included in the FAR.
- (1) Note: The proportionate share is defined as the relationship between that portion of the basement, cellar, or basement garage(s) with an exposed exterior wall of less than three feet to the entire length to such exterior wall.
- C. Attics shall be calculated as follows: [Amended 6-20-2005 by L.L. No. 6-2005]
- (1) Attics with access through a drop stair or hatch, with a height of less than seven feet six inches shall be excluded from the calculation of the FAR.
  - (2) Attics with access through a drop stair or hatch, with a height of seven feet six inches or greater, shall count as 50% of the FAR.
  - (3) An unfinished attic, with access from a staircase or door, with a height of less than seven feet six inches, shall count as 50% of the FAR.
  - (4) Attics, finished or unfinished, with an access from a staircase or door, with a height seven feet six inches or greater, shall count as 100% of the FAR.
  - (5) A finished attic shall count as 100% of the FAR.

As depicted on Plan T-101 entitled *Zoning Information* last revised March 8, 2026 (attached as Exhibit "1"), the school is on the first and second floors while residential is on all three floors:

School: 8,742 (1st floor) + 2,934 (2nd floor) = 11,676 sf.

Residential: 14,083 (1st Floor) + 19,902 (2nd Floor) + 20,622 (3rd Floor) = 54,607sf.

Per the MFO District regulations, the percentage breakdown of the gross floor area (between residential and school) is:

82.4% (54,607 / 66,283) residential; and

**17.6%** (11,676 / 66,283) school

Per Zoning Code § 224-3 (definition of "floor area, aggregate")<sup>2</sup>, basement space "used for any purpose other than storage or mechanical equipment or building services" is included in floor area.

The total basement area is 43,380 sf. with the space used for "storage or mechanical equipment or building services" totaling 2,058 sf (see marked Basement Parking attached as Exhibit "2"). The basement space included in aggregate floor area is 41,322 sf. (43,380 sf. less 2,058 sf)

Per the Zoning Code § 224-3 (definition of "floor area, aggregate"), the aggregate floor area is 107,605 sf.:

1st Floor: 22,825 sf.

2nd Floor: 22,836 sf.

3rd Floor: 20,622 sf.

Included Basement space: 41,322 sf.

Total Building: 107,605 sf.

Of the included basement space (or 41,332 sf.), 31 parking spaces (approximately 6,100 sf) are designated for school use and the rest for residential use

School: 6,100 (Basement) + 8,742 (1st Floor) + 2,934 (2nd floor) = 17,776 sf.

Residential: 35,222 (Basement) + 14,083 (1st Floor) + 19,902 (2nd Floor) + 20,622 (3rd Floor) = 89,829 sf.

Per Zoning Code § 224-3 (definition of "floor area, aggregate"), the percentage breakdown of floor area (between residential and school) is:

83.5% (89,829 / 107,605) residential; and

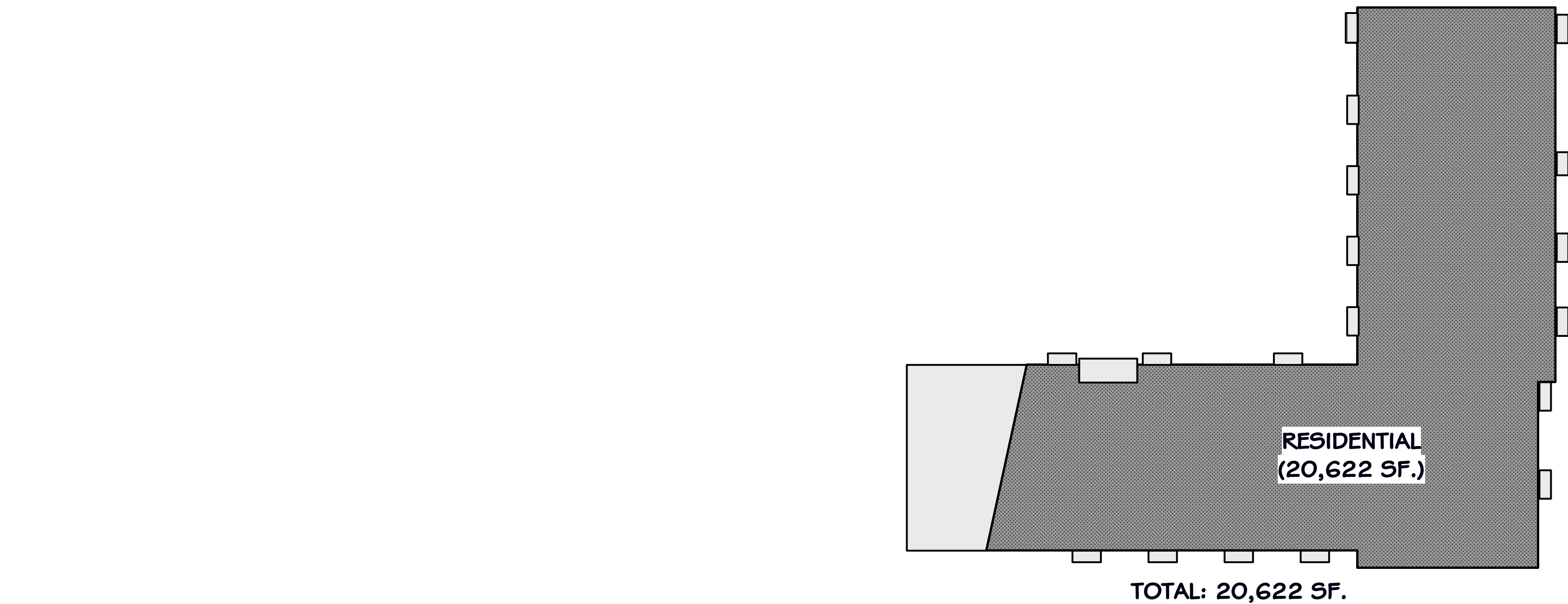
**16.5%** (17,776 / 107,605) school

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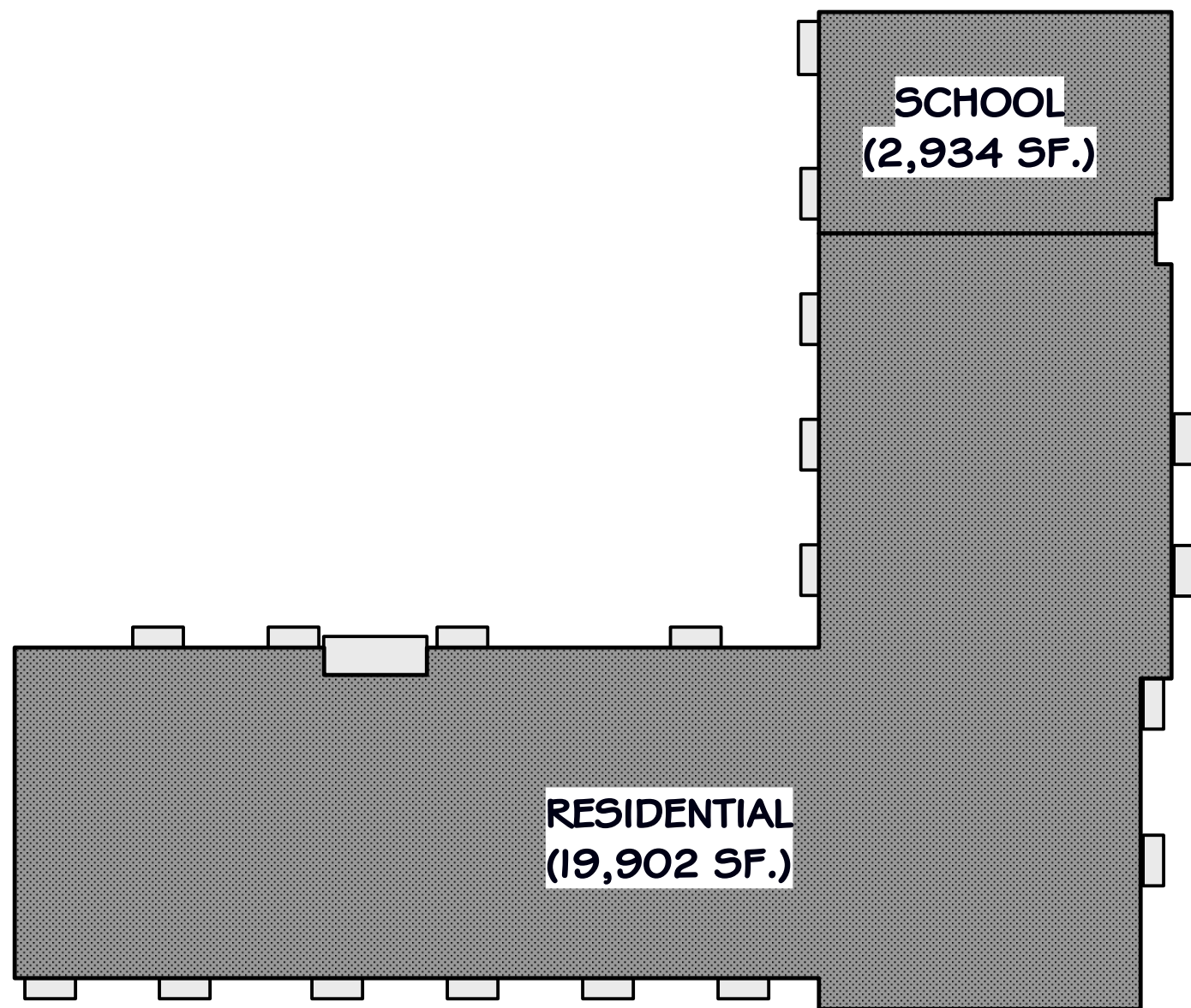
<sup>2</sup> **FLOOR AREA, AGGREGATE**

The sum of the gross horizontal areas of all floors of any building or buildings on a lot measured from the exterior faces of exterior walls or from the center line of walls common to two buildings. In particular, the "floor area" shall include any basement or cellar space used for any purpose other than storage or mechanical equipment or building services.

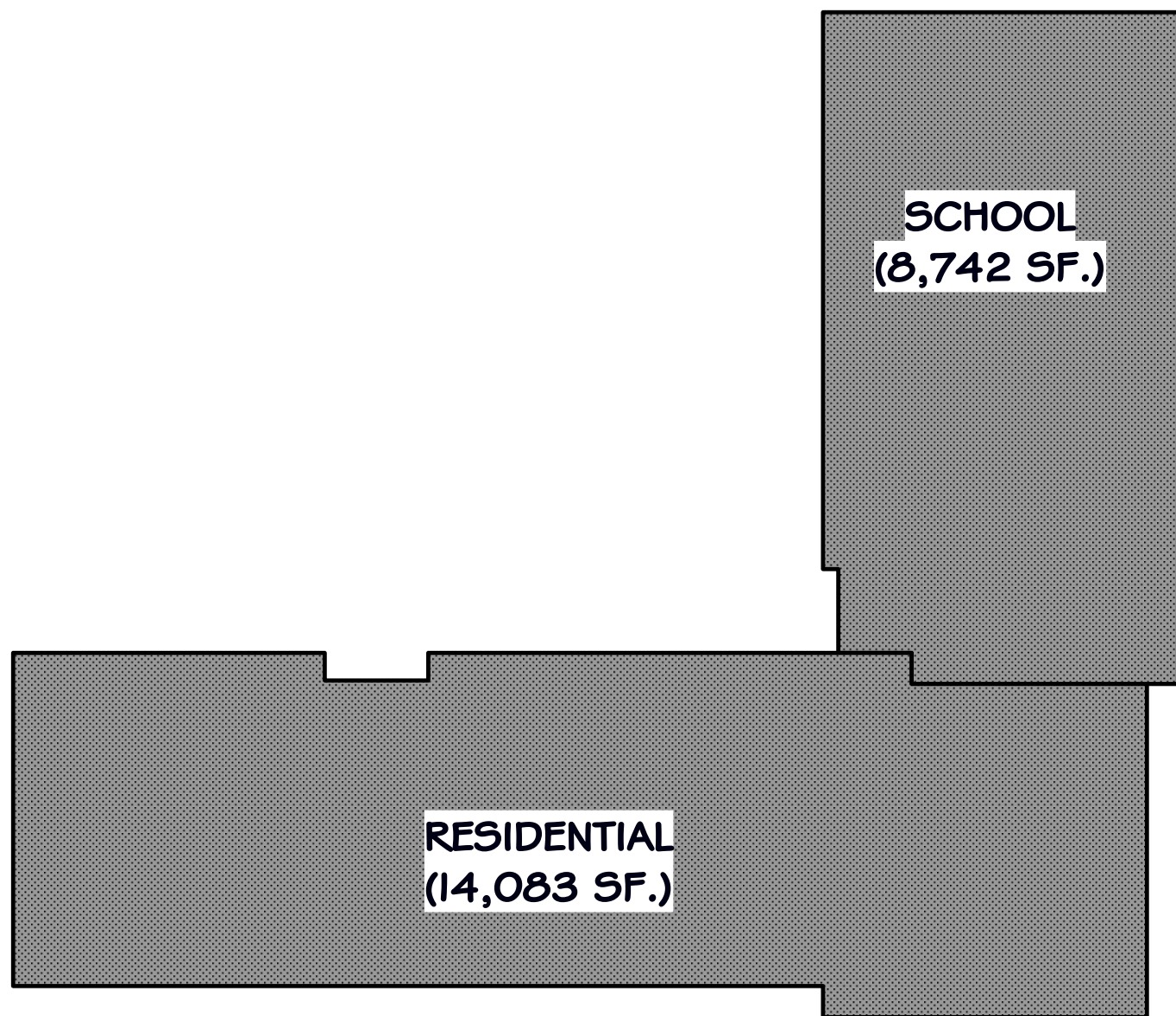




3 PROPOSED 3RD FLOOR  
Scale: 1/32" = 1'-0"



2 PROPOSED 2ND FLOOR  
Scale: 1/32" = 1'-0"



1 PROPOSED 1ST FLOOR  
Scale: 1/32" = 1'-0"

## SCHEMATIC & TABULAR BREAKDOWN OF FAR

| LEGEND |                      |
|--------|----------------------|
|        | ROOF OF FLOOR BELOW  |
|        | COUNTS TOWARD F.A.R. |

| ZONING, LOT COVERAGE AND F.A.R ANALYSIS                                                                                                                                          |                                                    |                                                                                                                                                                 |                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| SCHEDULE OF DIMENSIONAL REGULATIONS                                                                                                                                              | REQUIRED                                           | PROPOSED                                                                                                                                                        | VARIANCE REQUIRED |
| BASE SITE AREA (GROSS AREA)                                                                                                                                                      | 80,000 (SQFT)<br>1.84 (AC)                         | 175,455 SQFT (4.03 AC)                                                                                                                                          | NO                |
| RESOURCE PROTECTION LAND                                                                                                                                                         | N/A                                                | 15% SLOPES (0.50 x 35,095)=17,548 SQFT<br>25% SLOPES (0.75 x 16,133)=12,100 SQFT<br>TOTAL= 29,648 SQFT                                                          | NO                |
| NET BUILDABLE SITE AREA                                                                                                                                                          | N/A                                                | 145,465 SQFT<br>(175,455 - 29,992=145,465 SQFT)                                                                                                                 | NO                |
| DENSITY FACTOR (WITH RESOURCE PROTECTION LAND REDUCTIONS)                                                                                                                        | 3,000 (SQFT)                                       | PROPOSED DENSITY FACTOR:<br>145,465 SQFT / 3000 SQFT = 48 UNITS                                                                                                 | NO                |
| TOTAL NUMBER OF UNITS ALLOWED WITH BONUS DENSITY FOR MODERATE INCOME UNITS (%)                                                                                                   | 20%                                                | 48 UNITS X .20 = 9.6 + 48=57 UNITS (PROPOSED 53 UNITS)                                                                                                          | NO                |
| EXISTING FAR (%)                                                                                                                                                                 | N/A                                                | 6,720 SF (.0383 / 3.83%) (Exist House / 2 Story)<br>10,945 SF (.06238 / 6.24%)(Exist 1 Story)<br>17,665 / 175,455 +/- =11% (17,665 SF)                          | NO                |
| MAXIMUM FAR (.30) WITH ADDITIONAL: (a) .05 FAR FOR MODERATE INCOME UNITS PER § 224-47.9(F)(6)(a); (b) .05 FAR BOT PUBLIC BENEFIT                                                 | .40 (70,182 SF.)<br>(.40 OF 175,455 SF.)           | 22,825 SF (First Floor)<br>22,836 SF (Second Floor)<br>20,622 SF (Third Floor)<br>66,283 SF (New Proposed Building)<br>66,283 / 175,455 +/- =37.78% (66,283 SF) | NO                |
| MAXIMUM BUILDING COVERAGE (20%) WITH ADDITIONAL: (a) .05 FAR FOR MODERATE INCOME UNITS PER § 224-47.9(F)(6)(a); AND (NET BUILDABLE SITE AREA) (%) (b) .05 FAR BOT PUBLIC BENEFIT | 30% (43,640 SF.)<br><br>(30% of 145,465 SF.)       | 23,917 SF. (New Proposed Building)<br><br>23,917 / 145,465 +/- = 16.44% (23,917 SF.)                                                                            | NO                |
| MAXIMUM LOT COVERAGE (30%) WITH ADDITIONAL: (a) .05 FAR FOR MODERATE INCOME UNITS PER § 224-47.9(F)(6)(a); AND (b) .05 FAR FOR PUBLIC BENEFIT                                    | 40% (58,186 SF.)<br>40% of 145,465 SF.)            | 23,917 SF. (New Buildings) + 33,839 SF. +/- (Pavement) = 57,756 SF (Total New Building and Pavement)<br><br>57,756 / 145,465 +/- = 39.71% (57,756 SF)           | NO                |
| MINIMUM FRONT YARD (FEET)                                                                                                                                                        | 75'-0"                                             | 256'-0"                                                                                                                                                         | NO                |
| MINIMUM SIDE YARD (FEET)                                                                                                                                                         | 50'-0"<br>75'-0" IF ABUTTING A ONE FAMILY DISTRICT | 51'-0"                                                                                                                                                          | NO                |
| MINIMUM REAR YARD (FEET)                                                                                                                                                         | 50'-0"<br>75'-0" IF ABUTTING A ONE FAMILY DISTRICT | 76'-0" (FROM NEW BUILDING)                                                                                                                                      | NO                |
| DRIVEWAY PROJECTION (FEET)                                                                                                                                                       | 25'-0" REAR LOT LINE<br>15'-0" SIDE LOT LINE       | 28'-0" (FROM NEW BUILDING)<br>21'-0" (FROM NEW BUILDING)                                                                                                        | NO                |
| MAXIMUM BUILDING LENGTH                                                                                                                                                          | 225'-0" AT GRADE                                   | 225'-0"                                                                                                                                                         | NO                |
| MINIMUM DISTANCE BETWEEN BUILDINGS                                                                                                                                               | 25'-0"                                             | NOT APPLICABLE                                                                                                                                                  | NO                |
| MAXIMUM HEIGHT (STORIES / FEET) WITHIN 250 FEET TO 300 FEET OF BROADWAY                                                                                                          | 2 STORIES OR (25'-0")                              | PROPOSED BUILDING HEIGHT (21'-10")                                                                                                                              | NO                |
| MAXIMUM HEIGHT (STORIES / FEET) GREATER THAN 300 FEET FROM THE BROADWAY RIGHT-OF-WAY                                                                                             | 3 STORIES OR (35'-0")                              | PROPOSED BUILDING HEIGHT (35'-0")                                                                                                                               | NO                |
| MINIMUM OFF-STREET PARKING 1. (DWELLING UNIT FOR THREE OR MORE FAMILY UNITS): 1 1/2 SPACES PER DWELLING UNIT 2. SCHOOL                                                           | 53 UNITS * 1.5 SPACES = 80 PARKING<br>31 SPACES    | TOTAL PARKING SPACES=111<br>SURFACE PARKING=10<br>UNDERGROUND PARKING=101<br>5 OF WHICH ARE HANDICAP                                                            | NO                |

NOTES:  
1. SECTION 224-47.9(D) "THE TERM BUILDING COVERAGE SHALL MEAN THE SUM OF ALL PRINCIPAL AND ACCESSORY BUILDING (NOT INCLUDING DRIVEWAYS, PARKING AREAS, WALKWAYS, RETAINING WALLS, PATIOS, ETC.) ON THE LOT"  
2. SECTION 224-47.5, PROVIDES "WITHIN THE MULTIFAMILY/OFFICE DISTRICT THE TERM "LOT COVERAGE" SHALL MEAN THE SUM OF THE AREA OF ALL BUILDINGS, AS DEFINED IN SECTION 224-3, ON THE LOT..."  
3. THE MFO DISTRICT DOES NOT HAVE A STORY AND HEIGHT RESTRICTION PER SECTION 224-47.9(E)(I) AND (2).  
4. NUMBERS SUBJECT TO CHANGE BASED ON FINAL CALCULATIONS, ARCHITECTURAL DESIGN, SURVEY INFO, ETC.

| BUILDINGS FLOOR AREA BREAKDOWN |                       |                  |                   |                        |                           |
|--------------------------------|-----------------------|------------------|-------------------|------------------------|---------------------------|
| Floor #                        | RESIDENTIAL (sq. ft.) | SCHOOL (sq. ft.) | PARKING (sq. ft.) | MECH/STORAGE (sq. ft.) | TOTAL PER FLOOR (sq. ft.) |
| Basement                       | -                     | -                | 43,380            | -                      | 43,380                    |
| 1st Floor                      | 14,083                | 8,742            | -                 | -                      | 22,825                    |
| 2nd Floor                      | 19,902                | 2,934            | -                 | -                      | 22,836                    |
| 3rd Floor                      | 20,622                | -                | -                 | -                      | 20,622                    |
|                                |                       |                  |                   |                        |                           |
|                                |                       |                  |                   |                        |                           |
| TOTALS                         | 54,607                | 11,676           | 43,380            | -                      | 109,663                   |

NOTES:  
1. THIS CHART INCLUDES THE FLOOR AREAS OF THE STAIRS, ELEVATOR, CORRIDORS AND SERVICE AREAS.  
2. UNDERGROUND PARKING IS NOT INCLUDED IN THE CALCULATION OF FAR PER § 224-47.9(F)(3)  
3. BASEMENT OR CELLAR SPACE USED FOR STORAGE OR MECHANICAL EQUIPMENT OR BUILDING STORAGE NOT INCLUDED AS PER THE DEFINITION OF "FLOOR AREA"

| FLOOR AREA RATIO BREAKDOWN                                                                     |                                                                               |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Permitted F.A.R.                                                                               | PROPOSED BUILDING (3 STORIES)                                                 |
| MAXIMUM FAR (.30) WITH ADDITIONAL: (a) .05 FAR FOR MODERATE INC (b) .05 FAR BOT PUBLIC BENEFIT | 1st Floor = 22,825 sqft<br>2nd Floor = 22,836 sqft<br>3rd Floor = 20,622 sqft |
| .40 (70,182 SF.)<br>(.40 OF 175,455 SF.)                                                       | TOTAL = 66,283 sqft<br>66,283 / 175,455 +/- =(37.78) 37.78% (66,283 SF.)      |

### PETER F. GAITO & ASSOCIATES ARCHITECTS | ENGINEERS | PLANNERS



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White Plains, N.Y. 10605  
P: 914-682-3381  
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#### STRUCTURAL ENGINEER:

#### MEP:

#### FIRE ALARM:

#### LANDSCAPE ARCHITECT:

STONEFIELD ENGINEERING AND DESIGN  
92 PARK AVE  
RUTHERFORD, NJ 07070  
TEL: 201-340-4468  
EMAIL: MSECLEK@STONEFIELDENG.COM

| No. | Date     | Revisions / Submissions        |
|-----|----------|--------------------------------|
| 1   | 05-22-24 | PLANNING BOARD SUBMISSION      |
| 2   | 06-05-24 | PLANNING BOARD SUBMISSION      |
| 3   | 06-17-24 | AS PER PLANNING BOARD COMMENTS |
| 4   | 07-24-24 | AS PER PLANNING BOARD COMMENTS |
| 5   | 08-21-24 | AS PER PLANNING BOARD COMMENTS |
| 6   | 09-18-24 | AS PER PLANNING BOARD COMMENTS |
| 7   | 10-04-24 | BOT SUBMISSION                 |
| 8   | 11-20-24 | PLANNING BOARD SUBMISSION      |
| 9   | 12-23-24 | PLANNING BOARD SUBMISSION      |
| 10  | 01-22-25 | PLANNING BOARD SUBMISSION      |
| 11  | 02-19-25 | PLANNING BOARD SUBMISSION      |
| 12  | 04-23-25 | PLANNING BOARD SUBMISSION      |
| 13  | 05-21-25 | PLANNING BOARD SUBMISSION      |
| 14  | 06-18-25 | PLANNING BOARD SUBMISSION      |
| 15  | 07-23-25 | PLANNING BOARD SUBMISSION      |
| 16  | 09-24-25 | PLANNING BOARD SUBMISSION      |
| 17  | 10-22-25 | PLANNING BOARD SUBMISSION      |
| 18  | 11-19-25 | PLANNING BOARD SUBMISSION      |
| 19  | 12-05-25 | BOT SUBMISSION                 |
| 20  | 01-21-26 | PLANNING BOARD SUBMISSION      |
| 21  | 03-18-26 | PLANNING BOARD SUBMISSION      |

#### GENERAL NOTE

EACH CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL TRADES AND THE GENERAL CONTRACTOR. REVIEW ALL RELATED DRAWINGS AND SPECIFICATIONS PRIOR TO INSTALLATION. ANY WORK SHOWN OR SPECIFIED ELSEWHERE SHALL BE PROVIDED AS PART OF THAT CONTRACTOR'S SCOPE. COMPLETE DOCUMENTS ARE AVAILABLE FOR REVIEW AT THE ARCHITECT'S OFFICE.

Project Title

**VARMA RE DEVELOPMENT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY 10533

Sheet Title

#### ZONING INFORMATION

Date

1/21/26

Project ID

2401

Drawn By

PFG

Checked By

PFG

Scale

AS NOTED

Sheet No.

**T-101**

2 of 38

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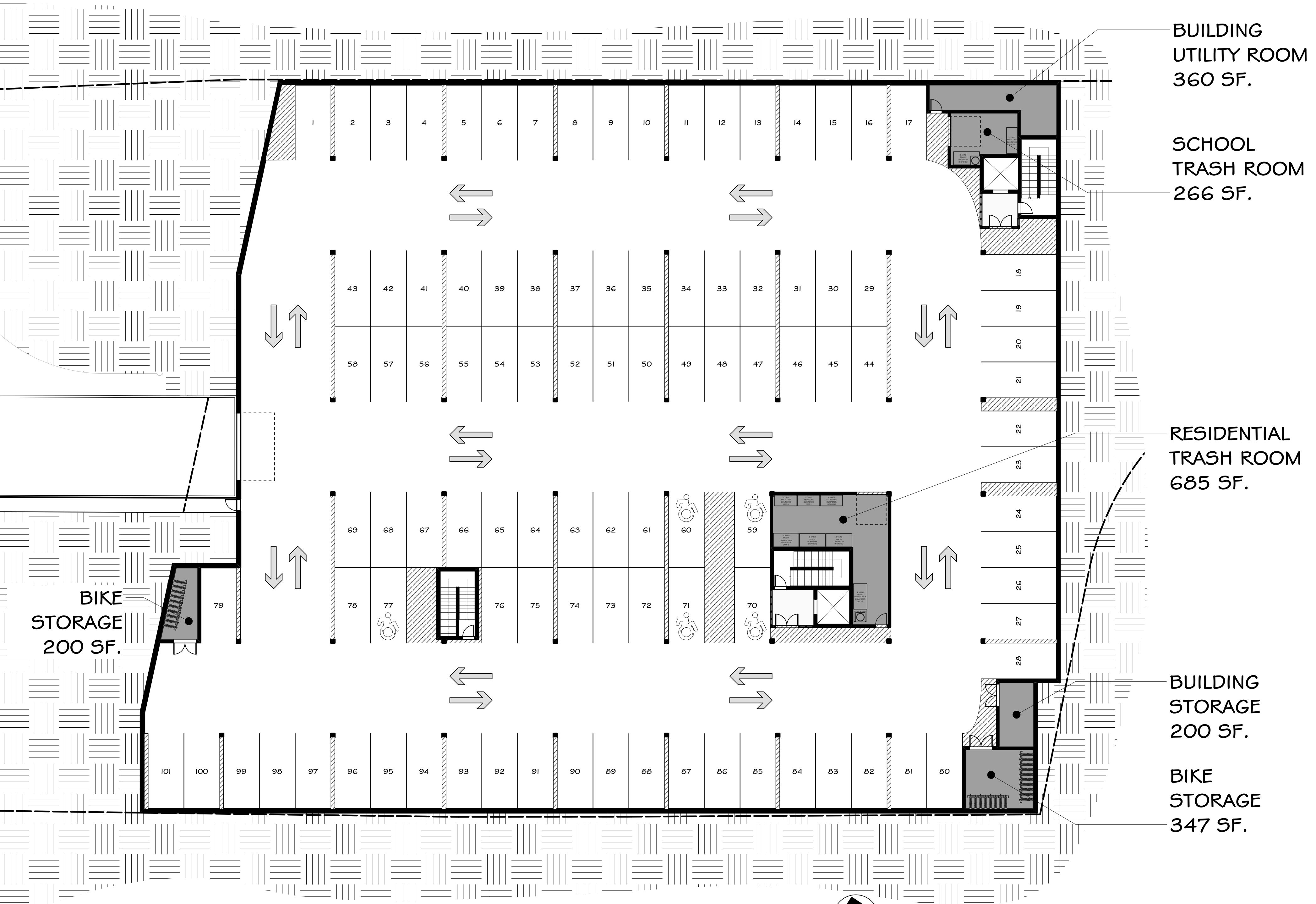
CAD File Name: 2401 SD 1 2/2026.vrx

8-Scan Label

Sign and Seal







1

**BASEMENT - UNDERGROUND PARKING PLAN**  
Scale: 1/16" = 1'-0"





## CERTIFICATION

I, Raghav Varma, as a member of applicant DKR9 LLC, do hereby certify to the Village of Irvington Planning Board, the Village of Irvington and its boards and commissions, as follows:

1. A Phase I Environmental Site Assessment has been conducted for the parcel known as 76 North Broadway, Irvington, New York (tax lot 2.50-16-1.2) and a Phase I Environmental Site Assessment report was prepared by TERMS Environmental Services, Inc. dated June 20, 2024.
2. The Phase I Environmental Site Assessment has been conducted for the parcel in accordance with all appropriate inquiries regulations of the United States Environmental Protection Agency under the federal Comprehensive Environmental Response, Compensation and Liability Act (40 CFR § 312) to identify any recognized environmental conditions.
3. DKR9 LLC (1) has followed and will follow all applicable laws, rules, and regulations regarding hazardous waste, including, to the extent applicable, complying with local municipal requirements regarding hazardous materials remediation; (2) has followed or will follow all applicable recommendations of the Phase I Environmental Site Assessment, and (3) will report contamination at, on, or under the parcel as required by applicable laws, rules, and regulations.

DKR9 LLC/VARMA RE DEVELOPMENT

Raghav Varma, Member

Sworn to before me this

1 day of June, 2026

KENNETH LOK  
Notary Public, State of New Jersey  
My Commission Expires Feb 20, 2030

Notary Public





|            |                                        |        |                            |
|------------|----------------------------------------|--------|----------------------------|
| AC         | AIR CONDITIONER                        | INCAND | INCANDESCENT               |
| ACI        | AMERICAN CONCRETE INSTITUTE            | INCL   | INCLUDE(D), (ING)          |
| ACT        | ACOUSTICAL CEILING TILE                | INFO   | INFORMATION                |
| ADD        | ADDENDUM                               | INSUL  | INSULATE(D), (ING), (TION) |
| ADDL       | ADDITIONAL                             | INV    | INVERT                     |
| ADJ        | ADJACENT or ADJUSTABLE                 | INV EL | INVERT ELEVATION           |
| ADMIN      | ADMINISTRATION                         |        |                            |
| AFF        | ABOVE FINISHED FLOOR                   | JB     | JUNCTION BOX               |
| ALUM or AL | ALUMINUM                               | JC     | JANITOR'S CLOSET           |
| APPROX     | APPROXIMATE                            | JST    | JOIST                      |
| ASTM       | AMERICAN SOCIETY FOR TESTING MATERIALS | JT     | JOINT                      |

|       |                        |      |                                      |
|-------|------------------------|------|--------------------------------------|
| BP    | BASE PLATE             | MAS  | MASONRY                              |
|       |                        | MAX  | MAXIMUM                              |
| CAB   | CABINET                | MC   | MISCELLANEOUS CHANNEL                |
| CB    | CATCH BASIN            | MECH | MECHANIC(AU)                         |
| C.I.  | CAST IRON              | MFGR | MANUFACTURE(R)                       |
| C.J.  | CONTROL JOINT          | MIN  | MINIMUM                              |
| CL    | CENTER LINE            | MISC | MISCELLANEOUS                        |
| CLG   | CEILING                | MO   | MASONRY OPENING                      |
| CLR   | CLEAR(ANCE)            | MR   | MACHINE ROOM                         |
| CMU   | CONCRETE MASONRY UNIT  | MTD  | MOUNTED                              |
| CO    | CLEAN OUT              | MTG  | MEETING                              |
| COL   | COLUMN                 | MTL  | METAL                                |
| CONC  | CONCRETE               |      |                                      |
| CONFR | CONFERENCE             | NFPA | NATIONAL FIRE PROTECTION ASSOCIATION |
| CONT  | CONTINUOUS or CONTINUE |      |                                      |
| CT    | CERAMIC TILE           | NIC  | NOT IN CONTRACT                      |
| CTR   | CENTER                 | NOM  | NOMINAL                              |
|       |                        | NTS  | NOT TO SCALE                         |

|      |                   |          |                               |
|------|-------------------|----------|-------------------------------|
| D.C. | DROPPED CURB      |          |                               |
| DEPT | DEPARTMENT        | OC       | ON CENTER                     |
| DF   | DRINKING FOUNTAIN | OD       | OUTSIDE DIAMETER              |
| DI   | DRAINAGE INLET    | OH       | OVERHEAD                      |
| DIA  | DIAMETER          | OPP      | OPPOSITE                      |
| DIAG | DIAGONAL          |          |                               |
| DIFF | DIFFUSER          | PD       | POLICE DEPARTMENT             |
| DIM  | DIMENSION         | PL       | PLATE                         |
| DISP | DISPENSER         | PNL      | PANEL                         |
| DN   | DOWN              | PNT/PT'D | PAINT(ED)                     |
| DR   | DRAIN             | PSF      | POUNDS PER SQUARE FOOT        |
| DTL  | DETAIL            | PSI      | POUNDS PER SQUARE INCH        |
| DWG  | DRAWING           | PVC      | POLYVINYL CHLORIDE or COATING |

|             |                                  |           |                    |
|-------------|----------------------------------|-----------|--------------------|
| EA          | EACH                             | QT        | QUARRY TILE        |
| E.J.        | EXPANSION JOINT                  | QUANT/QTY | QUANTITY           |
| EL          | ELEVATION                        |           |                    |
| ELEC        | ELECTRICAL or ELECTRIC           | R         | RADIUS or RISER    |
| ELEV        | ELEVATOR                         | RA        | RETURN AIR         |
| EMER        | EMERGENCY                        | RAD       | RADIUS or RADIATOR |
| EP          | ELECTRIC PANEL                   | RD        | ROOF DRAIN         |
| EPDM        | ETHYLENE PROPYLENE DIENE MONOMER | REINF     | REINFORCEMENT      |
| EQ          | EQUAL                            | REQD      | REQUIRED           |
| EQUIP       | EQUIPMENT                        | RET       | RETURN             |
| ETC         | ETCETERA                         | REF       | REFER              |
| EX or EXIST | EXISTING                         | RM        | ROOM               |
| EXH         | EXHAUST                          | RO        | ROUGH OPENING      |

|        |                            |             |                           |
|--------|----------------------------|-------------|---------------------------|
| FA     | FIRE ALARM                 | SAN         | SANITARY                  |
| FAA    | FIRE ALARM ANNUNCIATOR     | SD          | STORM DRAIN               |
| F.A.I. | FRESH AIR INTAKE           | SECT        | SECTION                   |
| FCU    | FAN COIL UNIT              | SF          | SQUARE FOOT               |
| FD     | FLOOR DRAIN or FIRE DAMPER | SFCC        | STEEL FACED CONCRETE CURB |
| FDN    | FOUNDATION                 | SIM         | SIMILAR                   |
| FE     | FIRE EXTINGUISHER          | SPEC        | SPECIFICATION             |
| FEC    | FIRE EXTINGUISHER CABINET  | SST/ST. STL | STAINLESS STEEL           |
| FF     | FINISH FLOOR               | ST/STOR     | STORAGE                   |
| FIN    | FINISH                     | STL         | STEEL                     |
| FLR    | FLOOR                      | STRUCT      | STRUCTURAL                |
| FLUOR  | FLUORESCENT                | SW          | SWITCH                    |
| FP     | FIRE PROOF                 |             |                           |
| FT     | FOOT or FEET               | T           | TREAD                     |
| FTG    | FOOTING                    | THK         | THICK                     |

|      |                    |        |                        |
|------|--------------------|--------|------------------------|
| GA   | GAUGE              | TOS    | TOP OF STEEL OR SLAB   |
| GALV | GALVANIZED         | TPP    | TYPICAL                |
| GC   | GENERAL CONTRACTOR |        |                        |
| GL   | GLASS or GLAZING   | U.N.O. | UNLESS NOTED OTHERWISE |
| GWB  | GYPSPUM WALL BOARD |        |                        |
| GYP  | GYPSPUM            | VB     | VINYL BASE             |

|           |                                      |           |                         |
|-----------|--------------------------------------|-----------|-------------------------|
| HB        | HOSE BIB                             | VCT       | VINYL COMPOSITION TILE  |
| HC or H/C | HANDICAPPED                          | VIF       | VERIFY IN FIELD         |
| HDWR      | HARDWARE                             |           |                         |
| HM or H/M | HOLLOW METAL                         | WC        | WATER CLOSET            |
| HP        | HIGH POINT                           | WD        | WOOD                    |
| HVAC      | HEATING VENTILATING AIR CONDITIONING | WH        | WATER HEATER            |
|           |                                      | WO        | WINDOW OPENING          |
| ID        | INSIDE DIAMETER                      | WWM / WWF | WELDED WIRE MESH/FABRIC |
| IM        | INSULATED METAL                      |           |                         |

76 NORTH BROADWAY  
VILLAGE OF IRVINGTON  
WESTCHESTER COUNTY, NEW YORK 10533



|    |       |                                                          |
|----|-------|----------------------------------------------------------|
| 1  | T-100 | COVER SHEET                                              |
| 2  | A-001 | SITE PLAN                                                |
| 3  | A-100 | UNDERGROUND PARKING PLAN                                 |
| 4  | A-101 | FIRST FLOOR PLAN - RESIDENTIAL/SCHOOL                    |
| 5  | A-102 | SECOND FLOOR PLAN - RESIDENTIAL/SCHOOL                   |
| 6  | A-103 | THIRD FLOOR PLAN - RESIDENTIAL                           |
| 7  | A-104 | ROOF PLAN                                                |
| 8  | A-200 | SITE SECTION                                             |
| 9  | A-300 | SOUTH AND WEST ELEVATIONS                                |
| 10 | A-301 | NORTH AND EAST ELEVATIONS                                |
| 11 | A-310 | PHOTO SIMULATION #1                                      |
| 12 | A-311 | PHOTO SIMULATION #1                                      |
| 13 | A-312 | PHOTO SIMULATION #2                                      |
| 14 | A-313 | PHOTO SIMULATION #2                                      |
| 15 | A-314 | PHOTO SIMULATION #3                                      |
| 16 | A-315 | PHOTO SIMULATION #3                                      |
| 17 | A-316 | PHOTO SIMULATION #4                                      |
| 18 | A-317 | PHOTO SIMULATION #4                                      |
| 19 | A-318 | PHOTO SIMULATION #5                                      |
| 20 | A-319 | PHOTO SIMULATION #5                                      |
| 21 | A-320 | RENDERING #1                                             |
| 22 | A-321 | RENDERING #2                                             |
| 23 | A-330 | STONE WALL ALONG BROADWAY (ENTRANCES & AREAS OF NO WALL) |
| 24 | A-331 | BROADWAY LANDSCAPE (TREES, SHRUBS, LAWNS & FENCES)       |
| 25 | A-332 | EXISTING VIEWS ALONG BROADWAY                            |
| 26 | L-1   | TREE REMOVAL AND PRESERVATION PLAN                       |
| 27 | L-2   | TREE REMOVAL AND PRESERVATION NOTES                      |
| 28 | L-3   | LANDSCAPING PLAN                                         |
| 29 | L-4   | LANDSCAPING PLAN - ROOF PLAN                             |
| 30 | L-5   | EXISTING AND PROPOSED CANOPY EXHIBIT                     |
| 31 | L-6   | LANDSCAPING DETAILS                                      |

**1. ARTICLE XII MULTIFAMILY/OFFICE MFO DISTRICT: BULK REGULATIONS: HEIGHT OF BUILDINGS (S 224-47.9E)**

**(1)** NO BUILDING OR STRUCTURES GREATER THAN TWO STORIES OR 25 FEET SHALL BE PERMITTED WITHIN 250 FEET TO 300 FEET OF BROADWAY.

**(2)** THE MAXIMUM HEIGHT OF ANY BUILDING OR STRUCTURE GREATER THAN 300 FEET FROM THE BROADWAY RIGHT-OF-WAY SHALL BE THREE STORIES OR 35 FEET.

**(3)** UNDERGROUND PARKING SHALL NOT BE INCLUDED IN THE NUMBER OF STORIES.

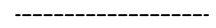
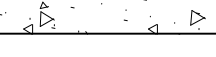
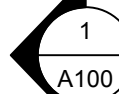
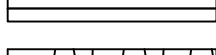
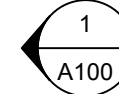
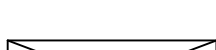
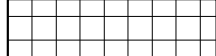
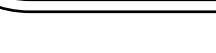
**(4)** AT GRADE DRIVEWAYS FOR ACCESSING UNDERGROUND PARKING SHALL NOT BE INCLUDED WHEN MEASURING BUILDING HEIGHT, PROVIDED THE DRIVEWAY IS 30 FEET OR LESS IN WIDTH OR THE MINIMUM WIDTH NEEDED FOR ACCESS, WHICHEVER IS LESS. A STRAIGHT LINE SHALL BE DRAWN FROM THE TWO POINTS AT GRADE ADJACENT TO THE DRIVEWAY TO FORM AN IMAGINARY LINE OF GRADE FROM WHICH THE BUILDING SHALL BE MEASURED.

**(5)** THE HEIGHT SHALL BE MEASURED AT THE PERIPHERY OF THE BUILDING WHERE THE BUILDING MEETS GRADE. AT ANY GIVEN POINT WHERE BUILDING MEETS GRADE, THE HEIGHT SHALL BE MEASURED FROM THE LOWEST ELEVATION OF EITHER THE FINISHED GRADE OR THE GRADE PRIOR TO CONSTRUCTION, FILLING OR GRADING ("MEASURING POINT") TO THE HIGHEST POINT OF THE BUILDING. THE HEIGHT SHALL BE MEASURED VERTICALLY FROM THE MEASURING POINT TO AN IMAGINARY POINT LOCATED AT THE ALLOWED NUMBER OF FEET (25 OR 35) ABOVE THE MEASURING POINT.

(1) **CELLAR:** ANY SPACE IN A BUILDING THE STRUCTURAL CEILING LEVEL OF WHICH IS LESS THAN FOUR FEET ABOVE THE AVERAGE FINISHED GRADE WHERE SUCH GRADE ABUTS SUCH EXTERIOR WALL OR WALLS OF SUCH BUILDING AS IT FRONTS ON ANY STREET.

(2) **STORY:** THAT PORTION OF A BUILDING INCLUDED BETWEEN A FLOOR AND THE FLOOR OR ROOF NEXT ABOVE IT. A CELLAR IS NOT TO BE COUNTED AS A "STORY" UNLESS THE CEILING HEIGHT EXCEEDS FOUR FEET ABOVE THE LOWEST ELEVATION OF THE GRADE PRIOR TO CONSTRUCTION OF THE BUILDING OR FILLING OR GRADING WITH RESPECT THERETO OR UNLESS MORE THAN 20% NOF THE CELLAR IS FOR LIVING PURPOSES.

**(B) BASEMENTS, CELLARS AND BASEMENT GARAGES.** WHEN THE EXPOSED EXTERIOR WALL OR WALLS OF BASEMENT, CELLAR OR BASEMENT GARAGE(S) FACING THE FRONT YARD(S) IS LESS THAN THREE FEET (MEASURED FROM THE LOWER OF EXISTING GRADE PRIOR TO CONSTRUCTION OR GRADE AFTER CONSTRUCTION TO THE BOTTOM OF THE FLOOR ABOVE THE BASEMENT) THE PROPORTIONATE SHARE OF THE BASEMENT, CELLAR OR BASEMENT GARAGE(S) SHALL BE EXCLUDED FROM THE CALCULATION OF FAR. ALL THE REMAINING PROPORTIONS OF FLOOR AREA OF BASEMENTS, CELLARS OR BASEMENT GARAGES, WHERE THE HEIGHT (AS DEFINED ABOVE) OF THE EXTERIOR EXPOSED WALL OR WALLS FACING THE FRONT YARD IS THREE FEET OR MORE, SHALL BE INCLUDED IN THE FAR.

|                                                                                       |                                                                   |                                                                                             |                                       |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------|---------------------------------------|
|  | EXISTING PARTITION / WALL<br>CONSTRUCTION TO BE REMOVED           |  013   | ROOM NUMBER                           |
|  | EXISTING PARTITION / WALL<br>CONSTRUCTION TO REMAIN               | 0.00 S.F.                                                                                   | ROOM AREA IN SQ. FT.                  |
|  | NEW DRYWALL PARTITION, REFER<br>TO PLAN FOR TYPE<br>(small scale) |  D-100 | DOOR NUMBER                           |
|  | NEW FURRED DRYWALL PARTITION,<br>REFER TO PLAN FOR TYPE           |  W-100 | WINDOW NUMBER                         |
|  | NEW CONCRETE WALL                                                 |        | ELEVATION MARK                        |
|  | AREA OF EXCAVATION                                                |        | SECTION DESIGNATION<br>DRAWING NUMBER |
|  | PATCH AND REPAIR EXISTING<br>CONSTRUCTION TO RECEIVE NEW<br>WORK  |        | ELEVATION<br>DRAWING NUMBER           |
|  | GLASS                                                             |        | DETAIL DESIGNATION<br>DRAWING NUMBER  |
|  | FINISH WOOD                                                       |        | HC ACCESSIBLE                         |
|  | BLOCKING or ROUGH WOOD                                            |        | REVISION CLOUD                        |
|  | PLYWOOD ( small scale )                                           |        | REVISION DESIGNATION                  |
|  | BATT INSULATION                                                   |        | ELEVATION NUMBER                      |
|  | RIGID INSULATION                                                  |        | INTERIOR ELEVATION<br>DESIGNATION     |

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WHITE PLAINS, NY 10601  
TEL: 914-428-0010  
EMAIL: INFO@DTS PROVIDENT.COM

STRUCTURAL ENGINEER:

MEP: \_\_\_\_\_

FIRE ALARM:

**LANDSCAPE ARCHITECT:**  
STONEFIELD ENGINEERING AND DESIGN  
92 PARK AVE  
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TEL: 201-340-4468  
EMAIL: MSECKLER@STONEFIELDENG.COM

| No. | Date     | Revisions / Submissions        |
|-----|----------|--------------------------------|
| 1   | 05-22-24 | PLANNING BOARD SUBMISSION      |
| 2   | 06-05-24 | PLANNING BOARD SUBMISSION      |
| 3   | 07-17-24 | AS PER PLANNING BOARD COMMENTS |
| 4   | 07-24-24 | AS PER PLANNING BOARD COMMENTS |
| 5   | 08-21-24 | AS PER PLANNING BOARD COMMENTS |
| 6   | 09-18-24 | AS PER PLANNING BOARD COMMENTS |
| 7   | 10-04-24 | BOT SUBMISSION                 |
| 8   | 11-20-24 | PLANNING BOARD SUBMISSION      |
| 9   | 12-23-24 | PLANNING BOARD SUBMISSION      |
| 10  | 01-22-25 | PLANNING BOARD SUBMISSION      |
| 11  | 02-19-25 | PLANNING BOARD SUBMISSION      |
| 12  | 04-23-25 | PLANNING BOARD SUBMISSION      |
| 13  | 05-21-25 | PLANNING BOARD SUBMISSION      |
| 14  | 06-16-25 | PLANNING BOARD SUBMISSION      |
| 15  | 07-23-25 | PLANNING BOARD SUBMISSION      |
| 16  | 09-24-25 | PLANNING BOARD SUBMISSION      |
| 17  | 10-22-25 | PLANNING BOARD SUBMISSION      |
| 18  | 11-19-25 | PLANNING BOARD SUBMISSION      |
| 19  | 12-05-25 | BOT SUBMISSION                 |
| 20  | 01-21-26 | PLANNING BOARD SUBMISSION      |
| 21  | 03-16-26 | PLANNING BOARD SUBMISSION      |
| 22  | 06-01-26 | ARB SUBMISSION                 |

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Project Title

**VARMA RE DEVELOPMENT**

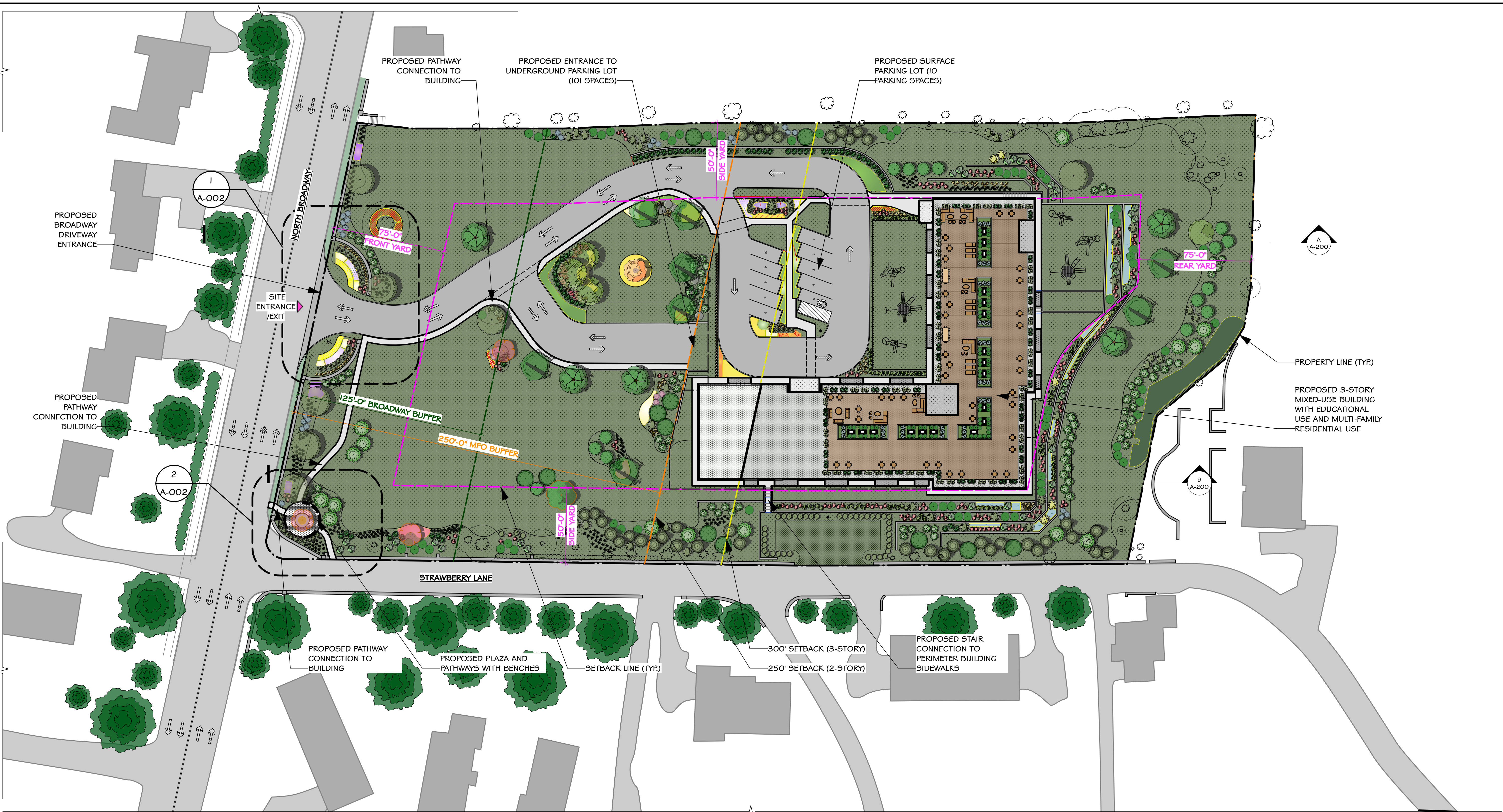
76 NORTH BROADWAY AVE  
IRVINGTON, NY 10533

Sheet Title

|            |         |                                                                                       |
|------------|---------|---------------------------------------------------------------------------------------|
| Date       | 1/21/26 |  |
| Project ID | 2401    |                                                                                       |
| Drawn By   | PFG     |                                                                                       |
| Checked By | PFG     |                                                                                       |
| Scale      |         |                                                                                       |
| AS NOTED   |         |                                                                                       |

# T-100





1 SITE PLAN  
Scale: 1/32" = 1'-0"

NOTES:  
1. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.  
2. REFER TO LANDSCAPE PLANS FOR ADDITIONAL LANDSCAPE INFORMATION.

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**MEP:**

**FIRE ALARM:**

**LANDSCAPE ARCHITECT:**  
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| No. | Date     | Revisions / Submissions            |
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| 1   | 05-20-26 | PLANNING BOARD SUBMISSION          |
| 2   | 06-15-26 | ZONING BOARD OF APPEALS SUBMISSION |

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Project Title  
**IRVINGTON PROJECT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY 10533

Sheet Title  
**SITE PLAN**

Date  
05/15/2026

Project ID  
2401

Drawn By  
PFG

Checked By  
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Scale  
AS NOTED

Sheet No.  
**A-001**

Sign and Seal

REGISTERED ARCHITECT

PETER FRANCIS GAITO

032882

STATE OF NEW YORK

3

of

33

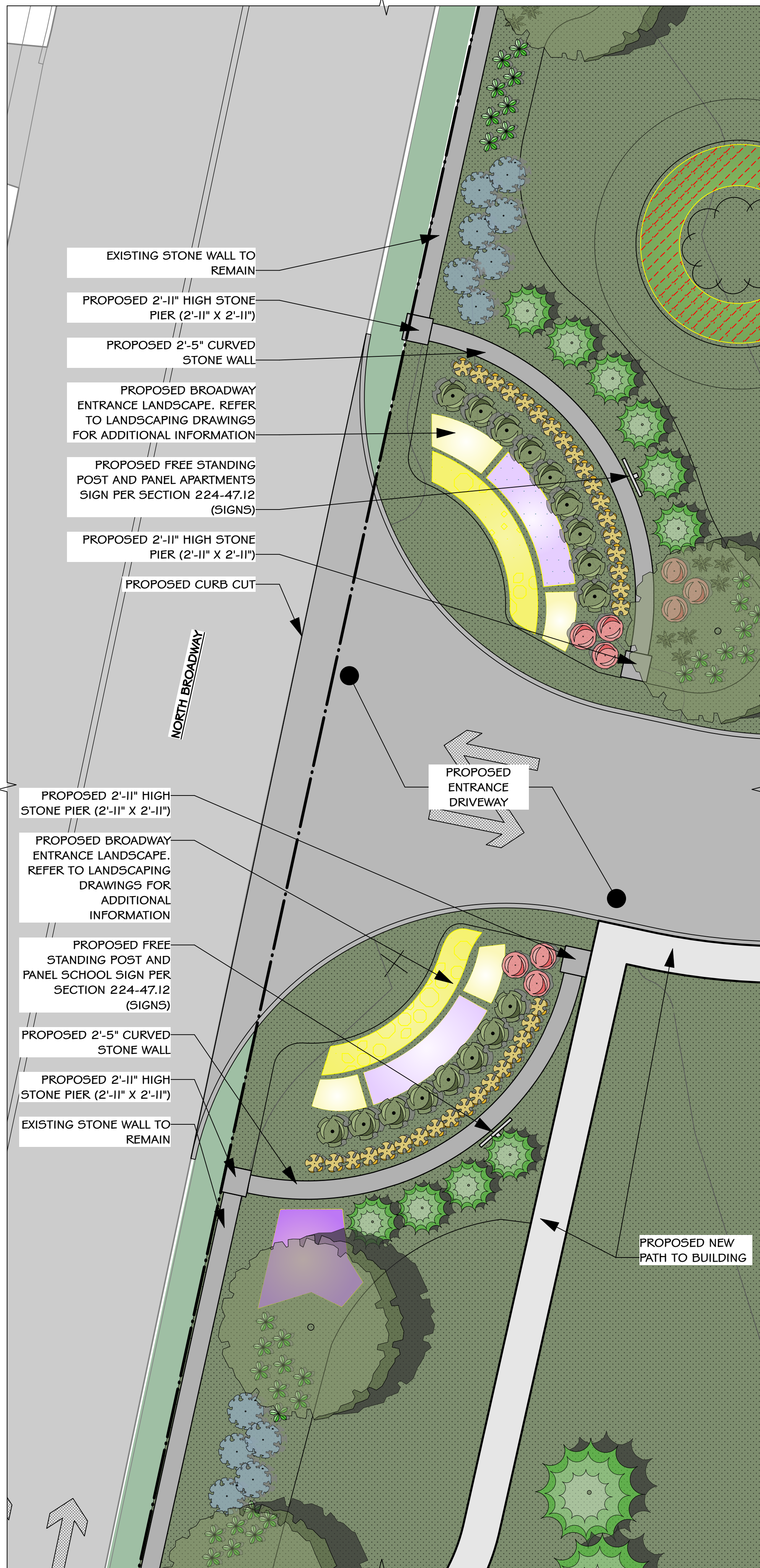
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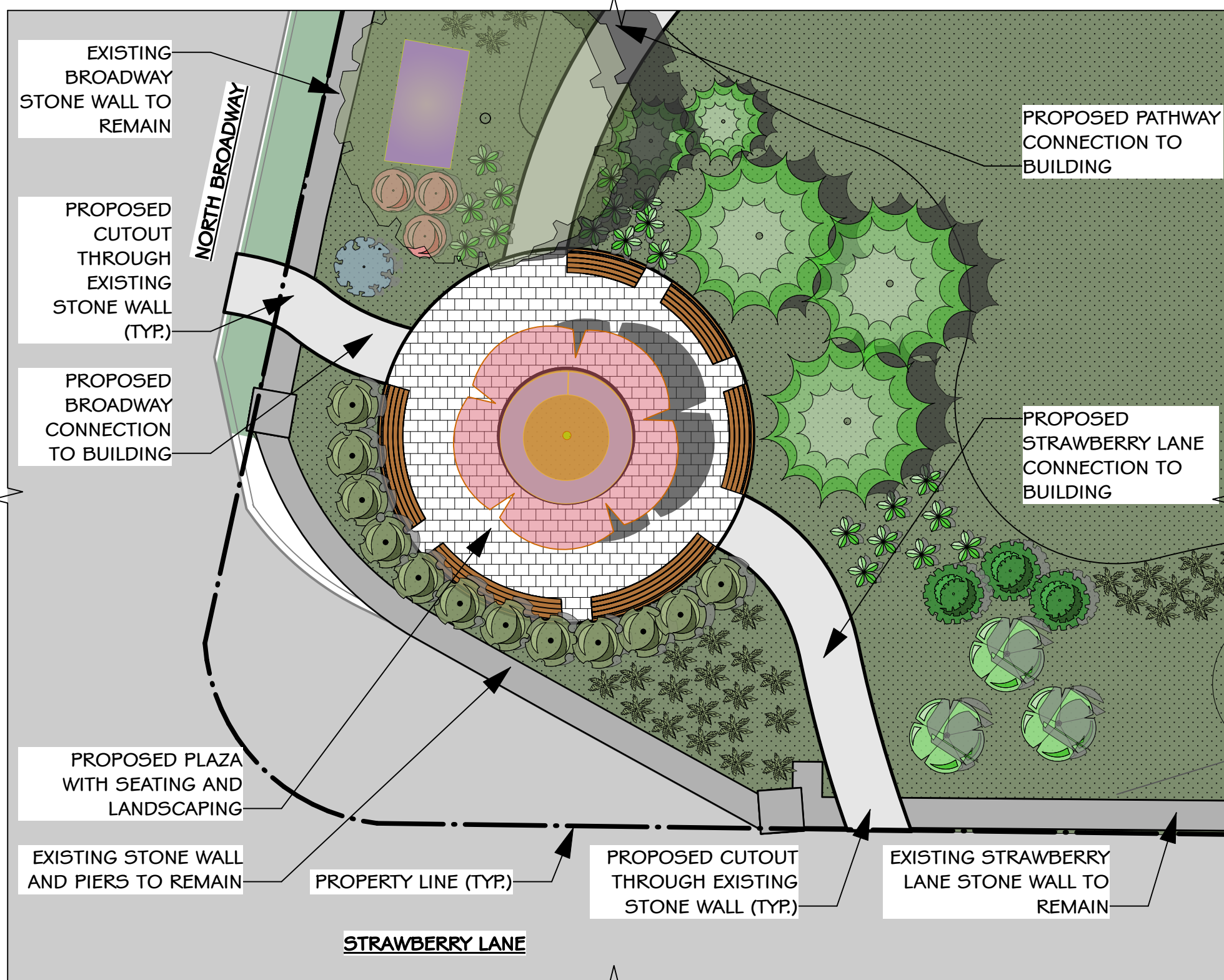




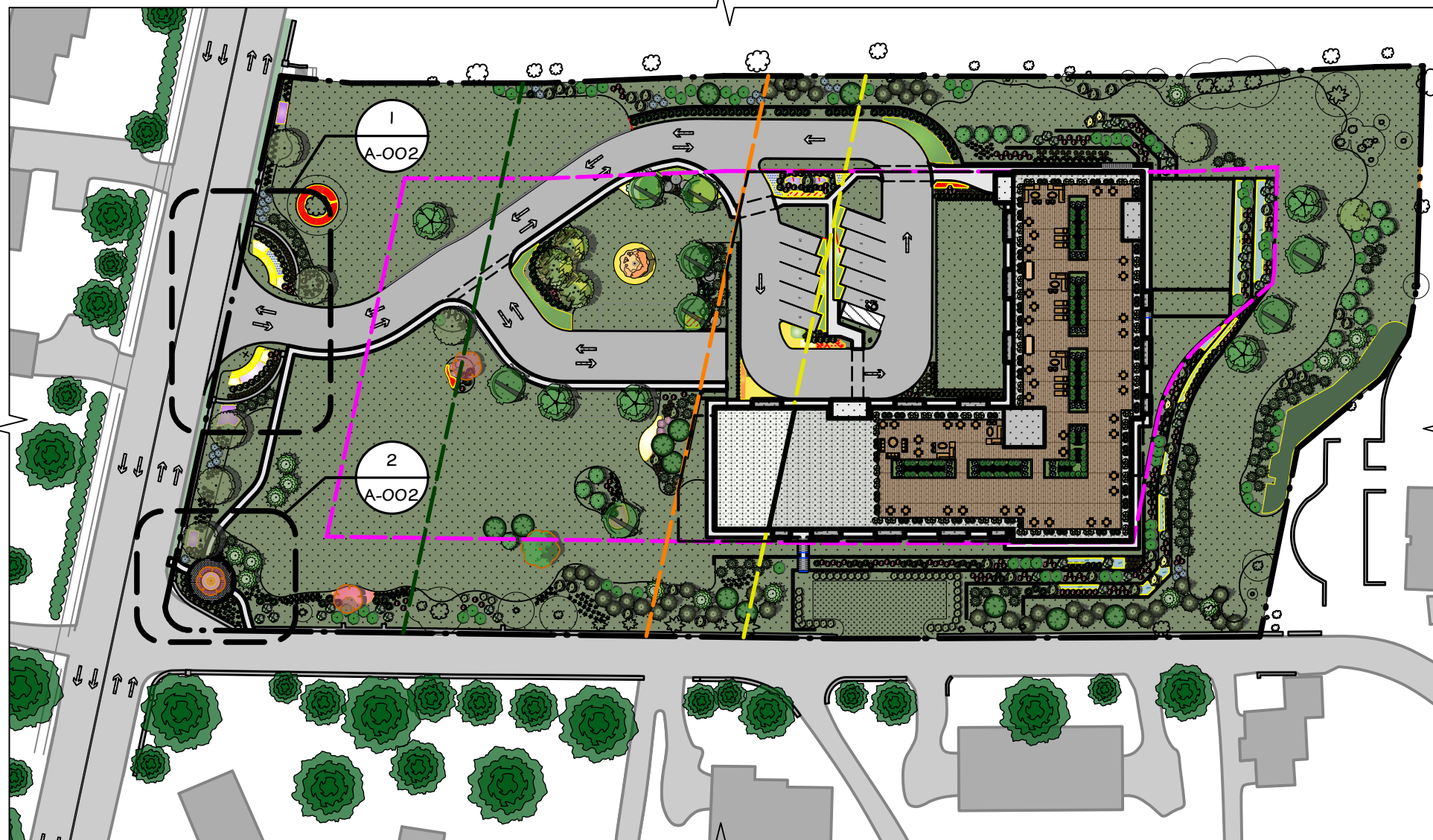
1 SITE PLAN - BROADWAY DRIVEWAY ENTRANCE  
Scale: 1/8" = 1'-0"



3 PHOTO SIMULATION - NORTH BROADWAY AT DRIVEWAY ENTRANCE  
Scale: Actual Size



2 SITE PLAN - STRAWBERRY LANE CORNER PLAZA  
Scale: 1/8" = 1'-0"



4 KEY PLAN  
Scale: 1:900

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FIRE ALARM:

LANDSCAPE ARCHITECT:

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Project Title

IRVINGTON PROJECT

76 NORTH BROADWAY AVE

IRVINGTON, NY 10533

Sheet Title

ENTRY STONE WALL AND CORNER PLAZA

Date

05/15/2026

Project ID

2401

Drawn By

PFG

Checked By

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A-002

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PETER FRANCIS GAITO

032882

STATE OF NEW YORK

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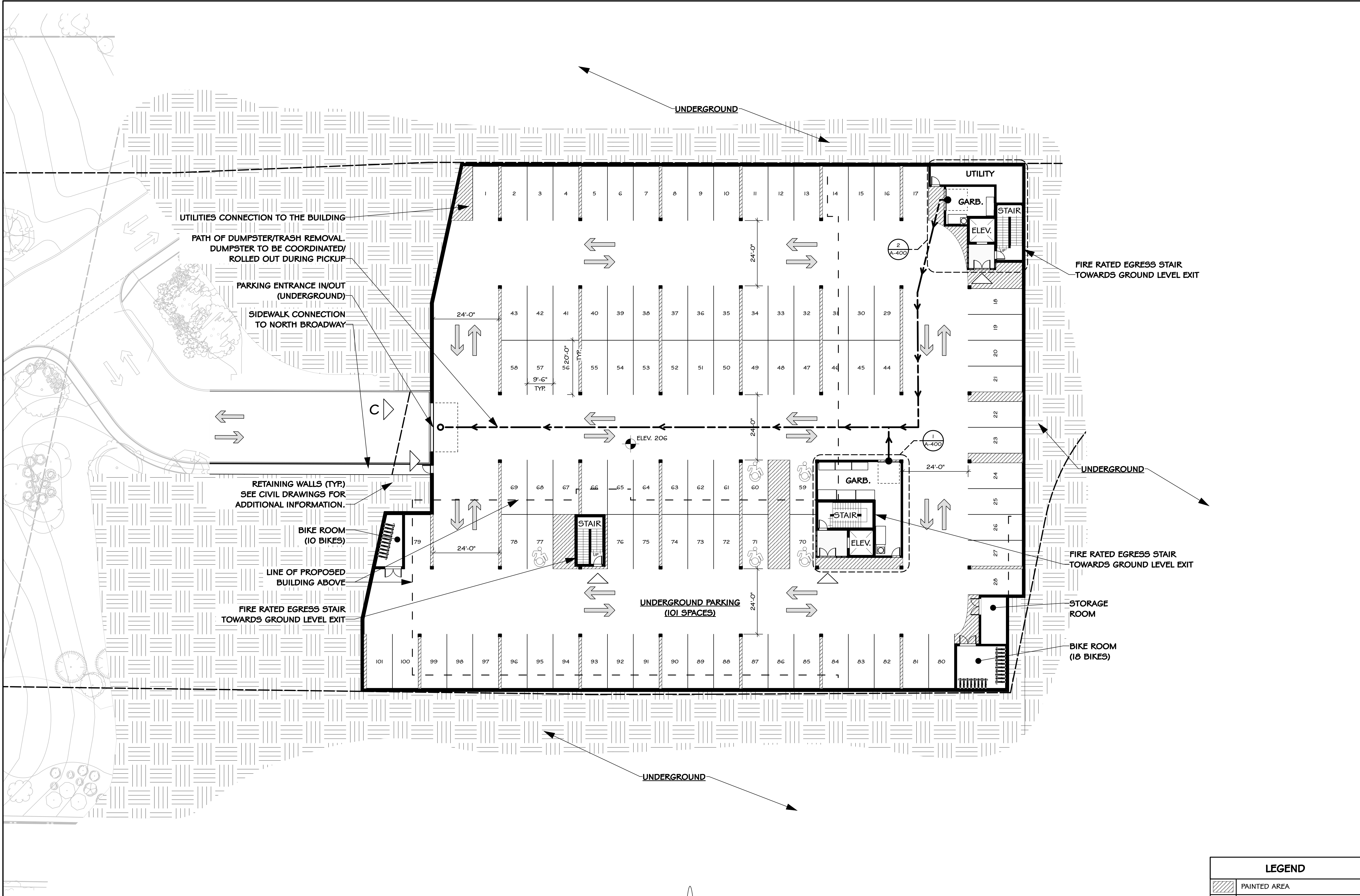
33

Page 108 of 284









1 UNDERGROUND PARKING PLAN  
Scale: 1/16" = 1'-0"

NOTE:  
REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

| LEGEND |                  |
|--------|------------------|
|        | PAINTED AREA     |
|        | PROPOSED SPACES  |
|        | PROPOSED WALL    |
|        | UNDERGROUND AREA |
|        | PROPERTY LINE    |
|        | SETBACK LINE     |

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**FIRE ALARM:**

**LANDSCAPE ARCHITECT:**  
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| No. | Date     | Revisions / Submissions |
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| 1   | 03-02-26 | ARB SUBMISSION          |
| 2   | 06-01-26 | ARB SUBMISSION          |

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**VARMA RE DEVELOPMENT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY 10533

Sheet Title  
**UNDERGROUND FLOOR PLAN**

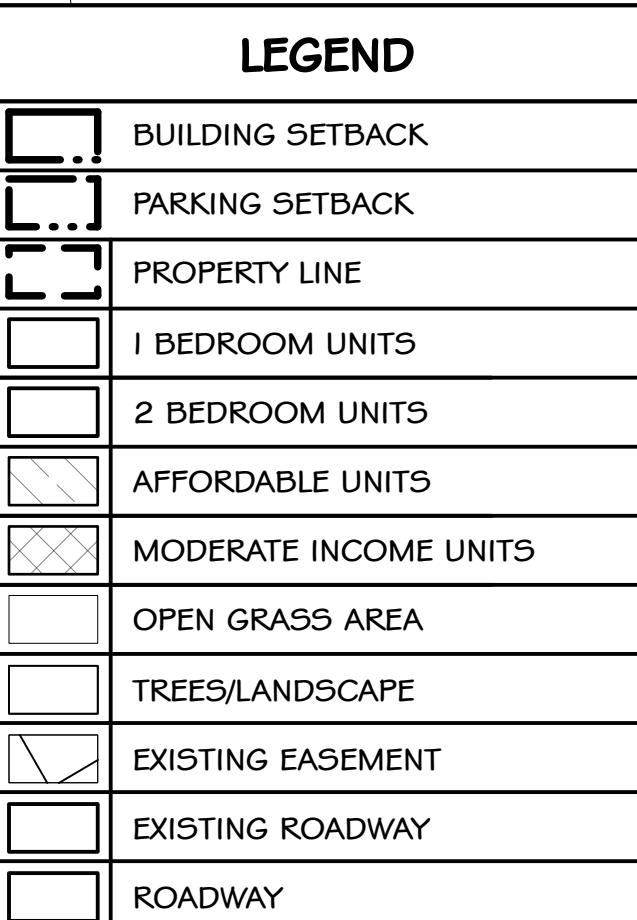
Date  
5/29/2026  
Project ID  
2401  
Drawn By  
PFG  
Checked By  
PFG  
Scale  
AS NOTED  
Sheet No.

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**A-100**  
3 of 6

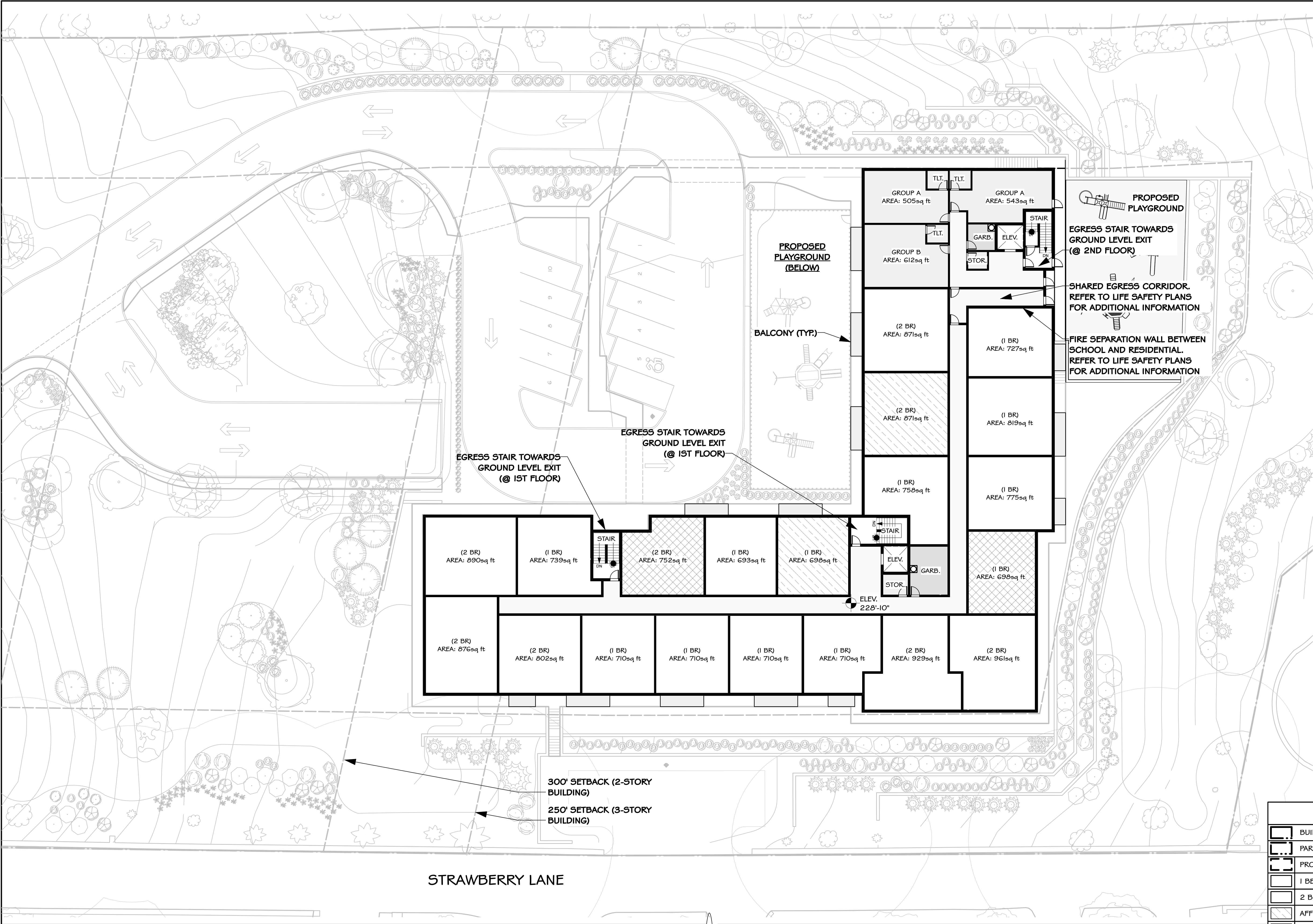
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3 of 6





1 2ND FLOOR PLAN  
Scale: 1/16" = 1'-0"



NOTE:  
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FIRE ALARM:

LANDSCAPE ARCHITECT:

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Project Title

VARMA RE DEVELOPMENT

76 NORTH BROADWAY AVE  
IRVINGTON, NY 10533

Sheet Title

SECOND FLOOR PLAN

LEGEND

|  |                       |
|--|-----------------------|
|  | BUILDING SETBACK      |
|  | PARKING SETBACK       |
|  | PROPERTY LINE         |
|  | 1 BEDROOM UNITS       |
|  | 2 BEDROOM UNITS       |
|  | AFFORDABLE UNITS      |
|  | MODERATE INCOME UNITS |
|  | OPEN GRASS AREA       |
|  | TREES/LANDSCAPE       |
|  | EXISTING EASEMENT     |
|  | EXISTING ROADWAY      |
|  | ROADWAY               |

Date

5/29/2026

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Project ID

2401

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Scale

AS NOTED

Sheet No.

A-102

3 of 6

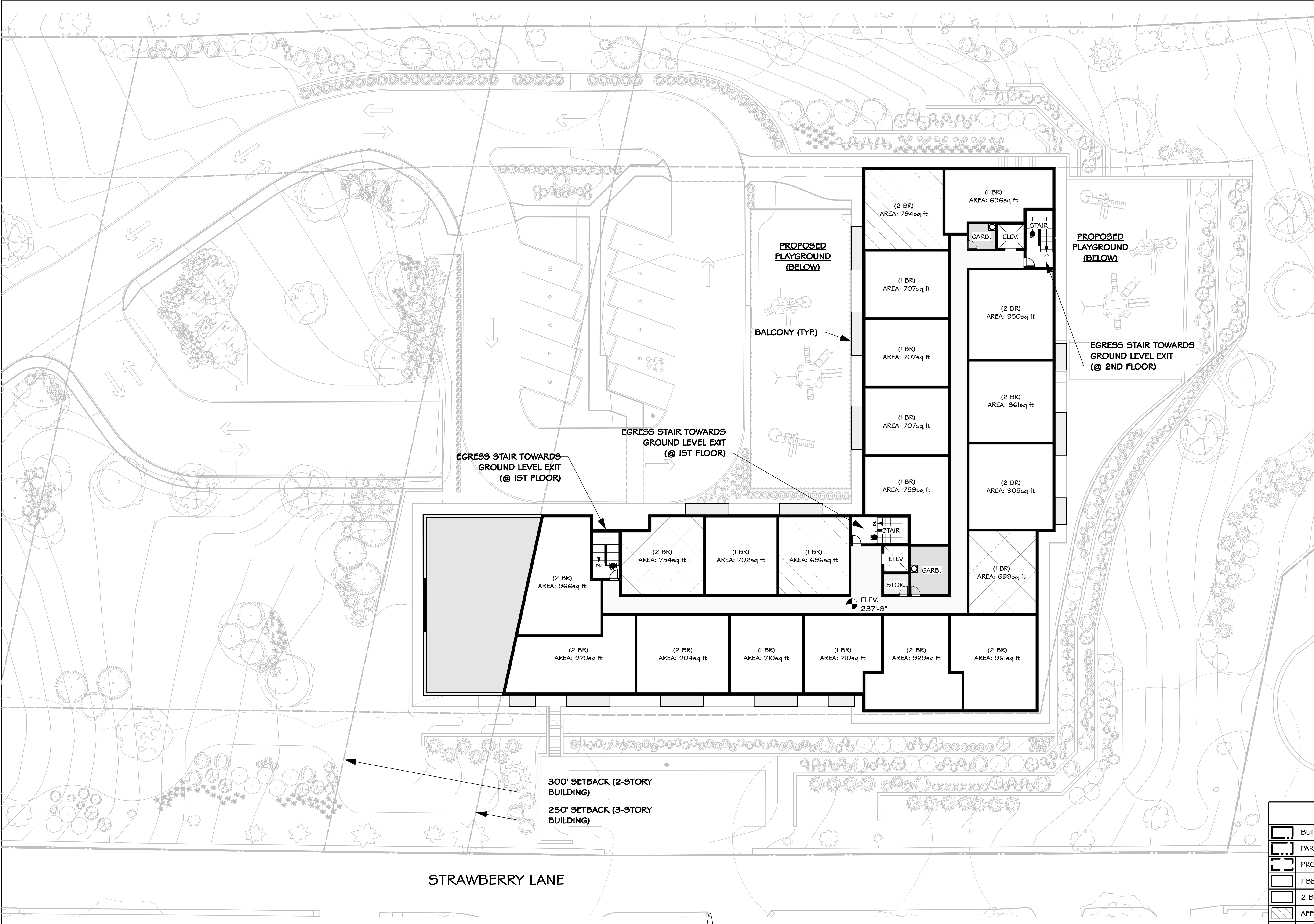
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MEP:

FIRE ALARM:

LANDSCAPE ARCHITECT:

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VARMA RE DEVELOPMENT

76 NORTH BROADWAY AVE  
IRVINGTON, NY 10533

Sheet Title

THIRD FLOOR PLAN

Date

5/29/2026

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Project ID

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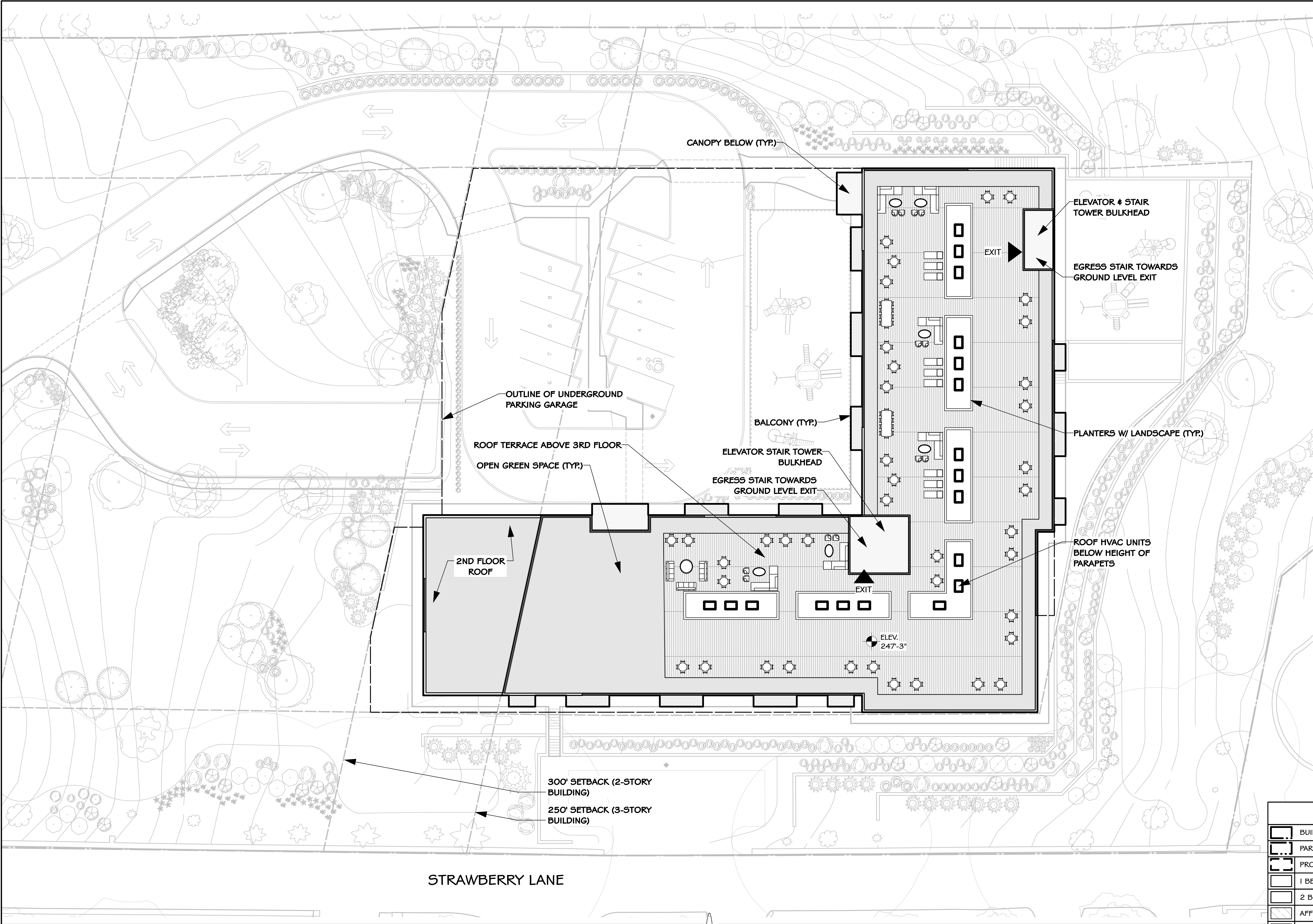
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| LEGEND |                       |
|--------|-----------------------|
|        | BUILDING SETBACK      |
|        | PARKING SETBACK       |
|        | PROPERTY LINE         |
|        | 1 BEDROOM UNITS       |
|        | 2 BEDROOM UNITS       |
|        | AFFORDABLE UNITS      |
|        | MODERATE INCOME UNITS |
|        | OPEN GRASS AREA       |
|        | TREES/LANDSCAPE       |
|        | EXISTING EASEMENT     |
|        | EXISTING ROADWAY      |
|        | ROADWAY               |







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LANDSCAPE ARCHITECT:

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Project Title

VARMA RE DEVELOPMENT

76 NORTH BROADWAY AVE  
IRVINGTON, NY 10533

Sheet Title

ROOF PLAN

LEGEND

|  |                       |
|--|-----------------------|
|  | BUILDING SETBACK      |
|  | PARKING SETBACK       |
|  | PROPERTY LINE         |
|  | 1 BEDROOM UNITS       |
|  | 2 BEDROOM UNITS       |
|  | AFFORDABLE UNITS      |
|  | MODERATE INCOME UNITS |
|  | OPEN GRASS AREA       |
|  | TREES/LANDSCAPE       |
|  | EXISTING EASEMENT     |
|  | EXISTING ROADWAY      |
|  | ROADWAY               |

Date

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A-104

3 of 6

ROOF PLAN

Scale: 1/16" = 1'-0"

NOTE:  
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ENVIRONMENTAL CONDITION | Landscape planting shown at year 1 growth)  
North Broadway at Proposed Site Entrance Drive

**SARATOGA ASSOCIATES**  
Landscape Architects, Architects,  
Engineers, and Planners, P.C.

## VIEW #1 - PFGA/STONEFIELD - DAY 1

**Figure 1a**  
PHOTO SIMULATIONS  
VARMA DEVELOPMENT  
76 North Broadway Ave.  
Irvington, NY 10533

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**FIRE ALARM:**

**LANDSCAPE ARCHITECT:**  
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Project Title  
**IRVINGTON PROJECT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY

Sheet Title  
**PHOTO SIMULATION #1**

Date: 05/04/2026  
Project ID: 2401  
Drawn By: PFG  
Checked By: PFG  
Scale: AS NOTED  
Sheet No.:  
**A-310**

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ENVIRONMENTAL CONDITION | Landscape planting shown at year 1 growth)  
North Broadway at Proposed Site Entrance Drive

**SARATOGA ASSOCIATES**  
Landscape Architects, Architects,  
Engineers, and Planners, P.C.

## VIEW #1 - PFGA/STONEFIELD - YEAR 10

**Figure 1a**  
PHOTO SIMULATIONS  
VARMA DEVELOPMENT  
76 North Broadway Ave.  
Irvington, NY 10533

**PETER F. GAITO & ASSOCIATES**  
ARCHITECTS | ENGINEERS | PLANNERS

**PFGA**  
102 Waller Avenue  
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**STRUCTURAL ENGINEER:**

**MEP:**

**FIRE ALARM:**

**LANDSCAPE ARCHITECT:**  
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| No. | Date     | Revisions / Submissions |
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| 2   | 06-01-26 | ARB SUBMISSION          |

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Project Title  
**IRVINGTON PROJECT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY

Sheet Title  
**PHOTO SIMULATION #1**

Date: 05/04/2026  
Project ID: 2401  
Drawn By: PFG  
Checked By: PFG  
Scale: AS NOTED  
Sheet No.:  
**A-311**

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ENVIRONMENTAL CONDITION | Landscape planting shown at year 1 growth)  
North Broadway at North End of Project Property

**SARATOGA ASSOCIATES**  
Landscape Architects, Architects,  
Engineers, and Planners, P.C.

## VIEW #2 - PFGA/STONEFIELD - DAY 1

**Figure 2b**  
PHOTO SIMULATIONS  
VARMA DEVELOPMENT  
76 North Broadway Ave.  
Irvington, NY 10533

**PETER F. GAITO & ASSOCIATES**  
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**FIRE ALARM:**

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| 1   | 03-02-26 | ARB SUBMISSION          |
| 2   | 06-01-26 | ARB SUBMISSION          |

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Project Title  
**IRVINGTON PROJECT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY

Sheet Title  
**PHOTO SIMULATION #2**

Date: 05/04/2026  
Project ID: 2401  
Drawn By: PFG  
Checked By: PFG  
Scale: AS NOTED  
Sheet No.:  
Sign and Seal:  
**REGISTERED ARCHITECT**  
**PETER FRANCIS GAITO**  
022882  
STATE OF NEW YORK

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ENVIRONMENTAL CONDITION | Landscape planting shown at year 1 growth)  
North Broadway at North End of Project Property

**SARATOGA ASSOCIATES**  
Landscape Architects, Architects,  
Engineers, and Planners, P.C.

## VIEW #2 - PFGA/STONEFIELD - YEAR 10

**Figure 2b**  
**PHOTO SIMULATIONS**  
**VARMA DEVELOPMENT**  
76 North Broadway Ave.  
Irvington, NY 10533

**PETER F. GAITO & ASSOCIATES**  
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**STRUCTURAL ENGINEER:**

**MEP:**

**FIRE ALARM:**

**LANDSCAPE ARCHITECT:**  
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| 2   | 06-01-26 | ARB SUBMISSION          |

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**IRVINGTON PROJECT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY

Sheet Title  
**PHOTO SIMULATION #2**

Date  
05/04/2026  
Project ID  
2401  
Drawn By  
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Checked By  
PFG  
Scale  
AS NOTED  
Sheet No.  
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**SIMULATED CONDITION I** Landscape planting shown at year 1 growth)  
North Broadway at South End of Project Property

**SARATOGA ASSOCIATES**  
Landscape Architects, Architects,  
Engineers, and Planners, P.C.

## VIEW #3 - PFGA/STONEFIELD - DAY I

Figure 3b  
PHOTO SIMULATIONS  
VARMA DEVELOPMENT  
76 North Broadway Ave.  
Irvington, NY 10533

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EMAIL: INFO@DTSPROVIDENT.COM

**STRUCTURAL ENGINEER:**

**MEP:**

**FIRE ALARM:**

**LANDSCAPE ARCHITECT:**  
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Project Title  
**IRVINGTON PROJECT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY

Sheet Title  
**PHOTO SIMULATION #3**

Date: 05/04/2026  
Project ID: 2401  
Drawn By: PFG  
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Scale: AS NOTED  
Sheet No.:  
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SIMULATED CONDITION I Landscape planting shown at year 1 growth)  
North Broadway at South End of Project Property

SARATOGA ASSOCIATES  
Landscape Architects, Architects,  
Engineers, and Planners, P.C.

VIEW #3 - PFGA/STONEFIELD - YEAR 10

Figure 3b  
PHOTO SIMULATIONS  
VARMA DEVELOPMENT  
76 North Broadway Ave.  
Irvington, NY 10533

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STRUCTURAL ENGINEER:

MEP:

FIRE ALARM:

LANDSCAPE ARCHITECT:  
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Project Title  
**IRVINGTON PROJECT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY

Sheet Title  
**PHOTO SIMULATION #3**

Date: 05/04/2026  
Project ID: 2401  
Drawn By: PFG  
Checked By: PFG  
Scale: AS NOTED  
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PETER F. GAITO  
022882  
STATE OF NEW YORK

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ENVIRONMENTAL CONDITION | Landscape planting shown at year 1 growth)  
Strawberry Lane at Strawberry Hill Gatehouse (National Register Eligible Structure)

SARATOGA ASSOCIATES  
Landscape Architects, Architects,  
Engineers, and Planners, P.C.

## VIEW #4 - PFGA/STONEFIELD - DAY 1

Figure 5b  
PHOTO SIMULATIONS  
VARMA DEVELOPMENT  
76 North Broadway Ave.  
Irvington, NY 10533

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STRUCTURAL ENGINEER:

MEP:

FIRE ALARM:

LANDSCAPE ARCHITECT:  
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TEL: 201-340-4468  
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Project Title  
**IRVINGTON PROJECT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY

Sheet Title  
**PHOTO SIMULATION #4**

Date  
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2401  
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**ENVIRONMENTAL CONDITION | Landscape planting shown at year 1 growth)**  
Strawberry Lane at Strawberry Hill Gatehouse (National Register Eligible Structure)

**SARATOGA ASSOCIATES**  
Landscape Architects, Architects,  
Engineers, and Planners, P.C.

## VIEW #4 - PFGA/STONEFIELD - YEAR 10

**Figure 5b**  
**PHOTO SIMULATIONS**  
**VARMA DEVELOPMENT**  
76 North Broadway Ave.  
Irvington, NY 10533

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TEL: 914-428-0010  
EMAIL: INFO@DTSPROVIDENT.COM

**STRUCTURAL ENGINEER:**

**MEP:**

**FIRE ALARM:**

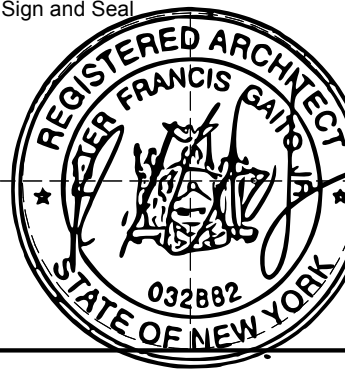
**LANDSCAPE ARCHITECT:**  
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Project Title  
**IRVINGTON PROJECT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY

Sheet Title  
**PHOTO SIMULATION #4**

Date: 05/04/2026  
Project ID: 2401  
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**ENVIRONMENTAL CONDITION** | Landscape planting shown at year 1 growth)  
Strawberry Lane at Driveway to Strawberry Hill Manor (National Register Eligible Structure)

**SARATOGA ASSOCIATES** Landscape Architects, Architects,  
Engineers, and Planners, P.C.

## VIEW #5 - PFGA/STONEFIELD - DAY 1

**Figure 4b**  
**PHOTO SIMULATIONS**  
**VARMA DEVELOPMENT**  
76 North Broadway Ave.  
Irvington, NY 10533

**PETER F. GAITO & ASSOCIATES**  
ARCHITECTS | ENGINEERS | PLANNERS

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**STRUCTURAL ENGINEER:**

**MEP:**

**FIRE ALARM:**

**LANDSCAPE ARCHITECT:**  
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| 2   | 06-01-26 | ARB SUBMISSION          |

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Project Title  
**IRVINGTON PROJECT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY

Sheet Title  
**PHOTO SIMULATION #5**

Date  
05/04/2026

Project ID  
2401

Drawn By  
PFG

Checked By  
PFG

Scale  
AS NOTED

Sheet No.

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REGISTERED ARCHITECT

**A-318**

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**ENVIRONMENTAL CONDITION** | Landscape planting shown at year 1 growth)  
Strawberry Lane at Driveway to Strawberry Hill Manor (National Register Eligible Structure)

**SARATOGA ASSOCIATES** Landscape Architects, Architects,  
Engineers, and Planners, P.C.

## VIEW #5 - PFGA/STONEFIELD - YEAR 10

**Figure 4b**  
PHOTO SIMULATIONS  
VARMA DEVELOPMENT  
76 North Broadway Ave.  
Irvington, NY 10533

**PETER F. GAITO & ASSOCIATES**  
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**STRUCTURAL ENGINEER:**

**MEP:**

**FIRE ALARM:**

**LANDSCAPE ARCHITECT:**  
STONEFIELD ENGINEERING AND DESIGN  
92 PARK AVE  
RUTHERFORD, NJ 07070  
TEL: 201-340-4468  
EMAIL: MSECKLER@STONEFIELDENG.COM

| No. | Date     | Revisions / Submissions |
|-----|----------|-------------------------|
| 1   | 03-02-26 | ARB SUBMISSION          |
| 2   | 06-01-26 | ARB SUBMISSION          |

**GENERAL NOTE**  
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COMPLETE DOCUMENTS ARE AVAILABLE FOR  
REVIEW AT THE ARCHITECT'S OFFICE.

Project Title  
**IRVINGTON PROJECT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY

Sheet Title  
**PHOTO SIMULATION #5**

Date  
05/04/2026

Project ID  
2401

Drawn By  
PFG

Checked By  
PFG

Scale  
AS NOTED

Sheet No.

Sign and Seal

REGISTERED ARCHITECT

PETER FRANCIS GAITO

022882

STATE OF NEW YORK

**A-319**

11 of 33

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CAD File Name: 2401 SD 5 Building Elevations ARB v2026.wvx  
B-Scan Label













1 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



2 WEST ELEVATION  
Scale: 1/8" = 1'-0"

MATERIAL LEGEND

- 01A - GRAY BRICK
- 01B - GRAY BRICK DETAIL
- 02A - PORCELAIN TILE A
- 02B - PORCELAIN TILE B
- 02C - PORCELAIN TILE C
- 02D - PORCELAIN TILE D
- 02E - PORCELAIN TILE E
- 03 - GLASS FIBER REINFORCED CONCRETE
- 04 - METAL (CANOPY, WINDOWS, RAILINGS)
- 05 - STONE SILL



3 KEY PLAN  
Scale: 1" = 50'-0"

PETER F. GAITO & ASSOCIATES  
ARCHITECTS | ENGINEERS | PLANNERS

102 Waller Avenue  
White Plains, N.Y. 10605  
P: 914-682-3381  
www.pfga.net

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APPLICANT:  
VARMA RE DEVELOPMENT  
204 MADISON AVENUE, SUITE B  
MORRISTOWN, NJ 07960  
TEL: 973-317-0309  
EMAIL: INFO@VARMAREDEV.COM

ATTORNEY:  
SILVERBERG ZALANTIS LLC  
120 WHITE PLAINS ROAD, SUITE 305  
TARRYTOWN, NY 10591  
TEL: 914-682-0707  
EMAIL: ZALANTIS@SZLAWFIRM.NET

CIVIL ENGINEER:  
DTS PROVIDENT DESIGN ENGINEERING, LLP  
ONE NORTH BROADWAY  
WHITE PLAINS, NY 10601  
TEL: 914-428-0010  
EMAIL: INFO@DTSPROVIDENT.COM

STRUCTURAL ENGINEER:

MEP:

FIRE ALARM:

LANDSCAPE ARCHITECT:  
STONEFIELD ENGINEERING AND DESIGN  
92 PARK AVE  
RUTHERFORD, NJ 07070  
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Project Title  
**IRVINGTON PROJECT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY

Sheet Title  
**SOUTH AND WEST  
ELEVATIONS**

Date  
05/04/2026  
Project ID  
2401  
Drawn By  
PFG  
Checked By  
PFG  
Scale  
AS NOTED  
Sheet No.  
**A-300**

11 of 33  
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CAD File Name: 2401 SD 3 Building Elevations v2026.rvt  
B-Scan Label





1 NORTH ELEVATION  
Scale: 1/8" = 1'-0"

MAX  
HEIGHT  
254'-11"

FIRST  
FLOOR  
220'



2 EAST ELEVATION  
Scale: 1/8" = 1'-0"

MAX  
HEIGHT  
254'-11"

FIRST  
FLOOR  
220'

**MATERIAL LEGEND**

- O1A - GRAY BRICK
- O1B - GRAY BRICK DETAIL
- O2A - PORCELAIN TILE A
- O2B - PORCELAIN TILE B
- O2C - PORCELAIN TILE C
- O2D - PORCELAIN TILE D
- O2E - PORCELAIN TILE E
- O3 - GLASS FIBER REINFORCED CONCRETE
- O4 - METAL (CANOPY, WINDOWS, RAILINGS)
- O5 - STONE SILL



3 KEY PLAN  
Scale: 1" = 50'-0"

**PETER F. GAITO & ASSOCIATES**  
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TEL: 914-428-0010  
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**STRUCTURAL ENGINEER:**

**MEP:**

**FIRE ALARM:**

**LANDSCAPE ARCHITECT:**  
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92 PARK AVE  
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| No. | Date     | Revisions / Submissions |
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| 1   | 03-02-26 | ARB SUBMISSION          |
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Project Title  
**IRVINGTON PROJECT**  
76 NORTH BROADWAY AVE  
IRVINGTON, NY

Sheet Title  
**NORTH AND EAST  
ELEVATIONS**

Date  
05/04/2026

Project ID  
2401

Drawn By  
PFG

Checked By  
PFG

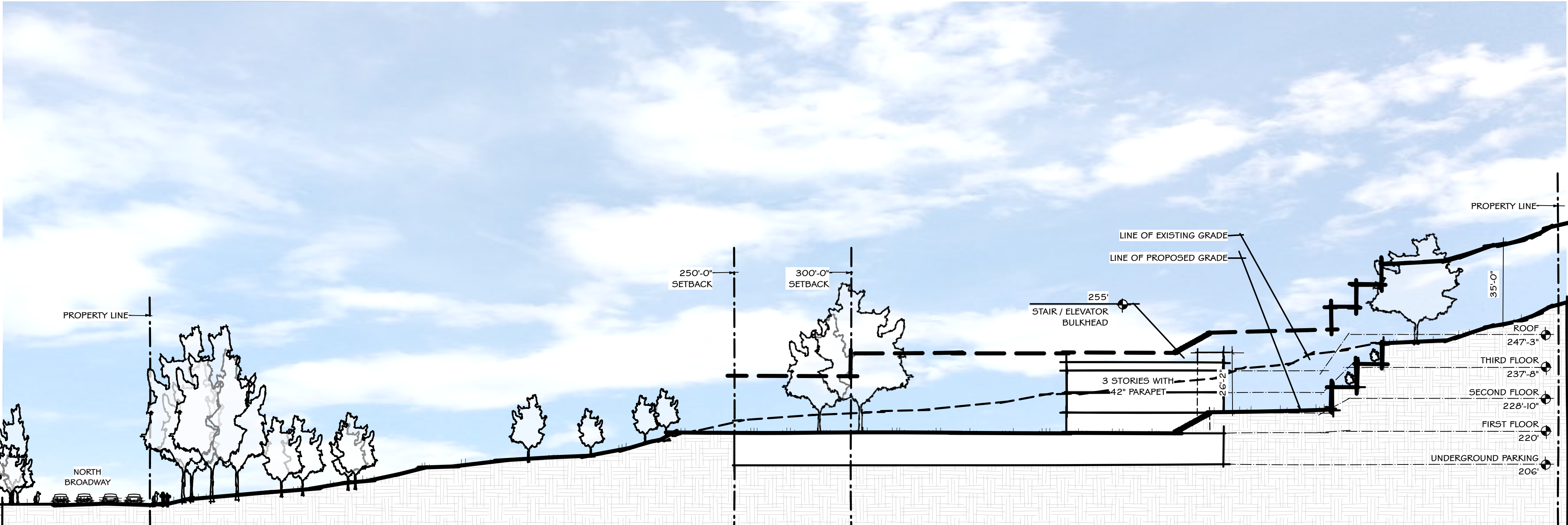
Scale  
AS NOTED

Sheet No.  
**A-301**

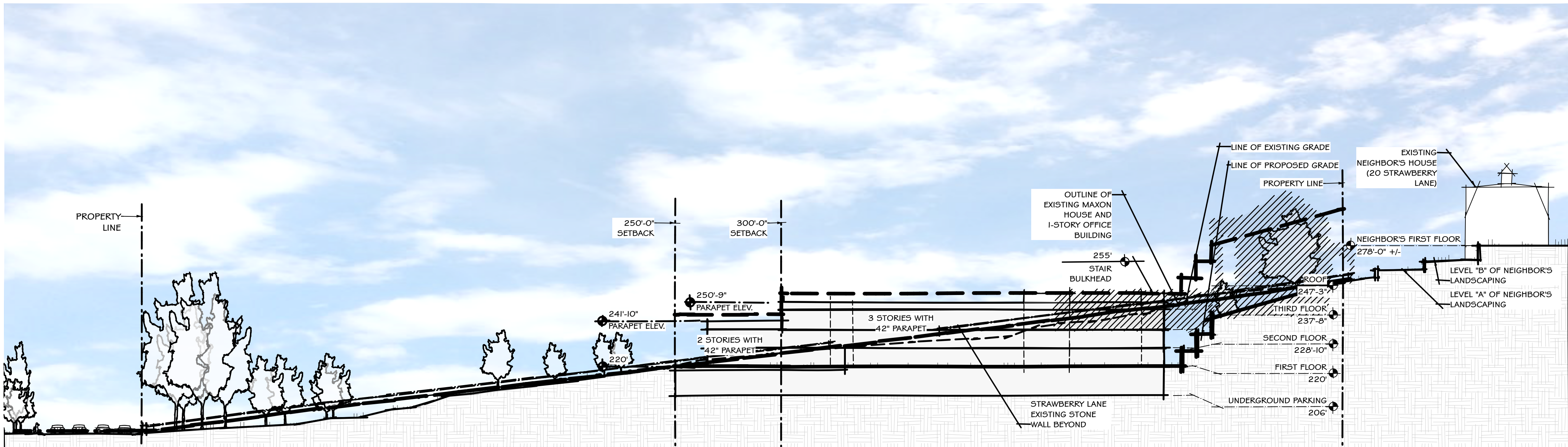
11 of 33

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CAD File Name: 2401\_SP3\_Building\_Elevations\_v2026.rvt  
B-Scan Label

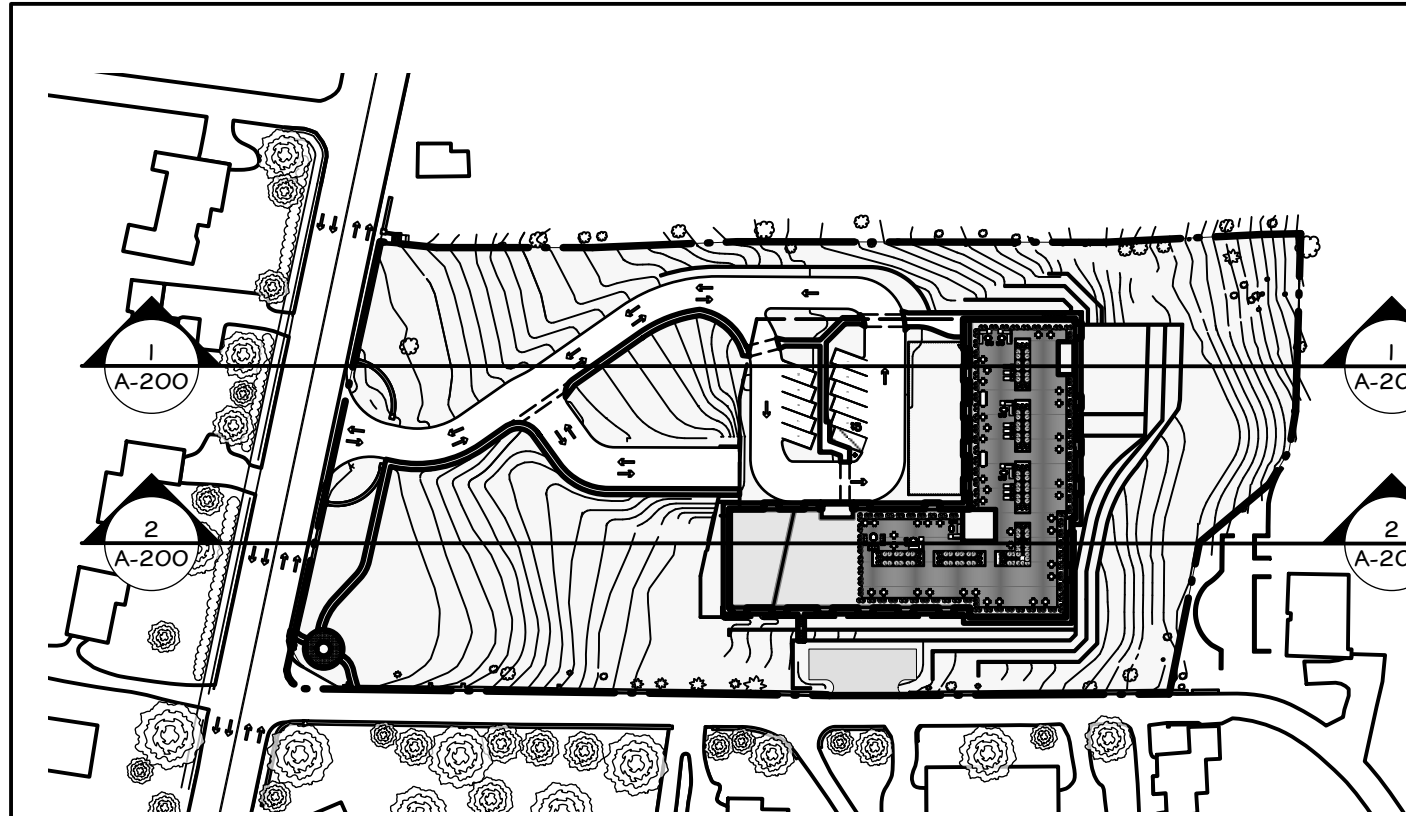




1 PROPOSED SITE SECTION A  
Scale: 1/32" = 1'-0"



2 PROPOSED SITE SECTION B  
Scale: 1/32" = 1'-0"



3 KEY PLAN  
Scale: N.T.S.

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Project Title

VARMA RE DEVELOPMENT

76 NORTH BROADWAY AVE  
IRVINGTON, NY 10533

Sheet Title

SITE SECTIONS - STORIES  
AND BUILDING HEIGHT  
CODE COMPLIANT DIAGRAM

Date

05/20/2026

Project ID

2401

Drawn By

PFG

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PFG

Scale

AS NOTED

Sheet No.

Sign and Seal



A-200

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**RESOLUTION 2026-XXX**  
**APPOINTMENT OF A THEATER MANAGER**

Trustee            offered the following resolution, which was seconded by Trustee            , and adopted:

**RESOLVED** to appoint Katerina Wong to the position of Theater Manager effective July 28, 2026 at an annual salary of \$94,000.00, subject to a probationary period of not less than 12 weeks and not more than 52 weeks starting on July 28, 2026.



**RESOLUTION 2026-XXX**  
**APPOINTMENT OF VOLUNTEER FIREFIGHTER**

Trustee        offered the following resolution, which was seconded by Trustee        , and adopted:

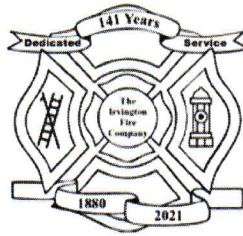
**RESOLVED** to approve the following new probationary member of the Irvington Fire Company subject to the final approval by the Irvington Fire Company:

Name

Haiden Wiles



Steve Mangiacotti, *President*  
Ron Lillo, *Vice President*  
Joe Kimmel, *Treasurer*  
Josh Barillas, *Recording Secretary*  
Kevin Gallagher, *Financial Secretary*



Howard Billings, *Trustee*  
Jan Olzweski, *Trustee*  
Chris Depaoli, *Trustee*  
Joe Clarke, Sr., *Trustee*  
Joe Clarke, Jr., *Trustee*

**The Irvington Fire Company**  
90 Main Street, Irvington NY, 10533

June 29, 2026

We hereby request the Village of Irvington Board of Trustees approve the following new probationary member of the Irvington Fire Company, at the next village board meeting.

Name: Haiden Wiles

Address:

On behalf of the Officers and Members of the Irvington Fire Company,

Steve Mangiacotti

President



**RESOLUTION 2026-XXX**  
**RESIGNATIONS FROM VOLUNTEER BOARDS**

Trustee            offered the following resolution, which was seconded by Trustee            , and adopted:

**RESOLVED** to accept, with regret, the resignation of Jill McClure as a member of the Tree Preservation Commission effective June 18, 2026; and

**FURTHER RESOLVED** to accept, with regret, the resignation of Michael Sirota as a member of the Architectural Review Board effective July 13, 2026.



**RESOLUTION 2026-XXX**

**APPROVAL OF CONTRACT WITH VHB FOR THE IRVINGTON TRANSIT ORIENTED  
DEVELOPMENT REZONING STUDY (#2026-39)**

Trustee            offered the following resolution, which was seconded by Trustee            , and adopted:

**RESOLVED** to approve a contract with VHB for the Irvington Transit Oriented Development Rezoning Study in the amount of \$236,934.80 and to authorize the Village Administrator to execute said contract.





Engineers | Scientists | Planners | Designers

One Penn Plaza, Suite 715, New York, NY 10119-0800

P 212.857.7350 F 646.707.3879 [www.vhb.com](http://www.vhb.com)

☒ New Contract

☐ Amendment:

Project Name: Irvington TOD Rezoning Study

## Client Authorization

Date: July 1, 2026

Project No. R209509.000

Pursuit No. P202509.000

To: Charles Hessler  
Village Administrator  
Village of Irvington  
85 Main Street  
Irvington, NY 10533

Email: [chessler@irvingtonny.gov](mailto:chessler@irvingtonny.gov)

### Cost Estimate

|              | Amendment      | Contract Total       |
|--------------|----------------|----------------------|
| Labor (LS)   | \$0.00         | \$233,434.80         |
| Expenses     | \$0.00         | \$3,500.00           |
| <b>TOTAL</b> | <b>\$ 0.00</b> | <b>\$ 236,934.80</b> |

☒ Lump Sum

☐ Time & Expenses

☐ Cost + Fixed Fee

☐ Labor Multiplier

Phone No: 914-591-4358

Estimated Date of Completion:

### SCOPE OF SERVICES:

Scope of services as detailed in the attached Transit Oriented Development District Technical Proposal dated February 13, 2026.

Prepared by: Gina Martini, AICP

Document Approval:

Please execute this Client Authorization for VHB to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to VHB. The fees in this proposal may be subject to change if not accepted within 60 days from the date of issue.

☒ Subject to attached terms & conditions

☐ Subject to terms & conditions in our original agreement or Master Service Agreement dated

### AUTHORIZATION

By: \_\_\_\_\_

Print: Nancy Doon, AICP

Title: Managing Director – NYC Office

Date: \_\_\_\_\_

### CLIENT AUTHORIZATION (Please sign original and return)

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



## PART II MODIFIED TERMS AND CONDITIONS - R202509.000

The engagement of VHB by Client is subject to the following Standard Terms and Conditions. These Standard Terms and Conditions are an integral part of the Agreement between Client and VHB. In the event of a conflict between these Standard Terms and Conditions and any other asserted Client issued agreement between the parties, these Standard Terms and Conditions shall take precedence. Any other document issued by Client will be invalid except as to authorize VHB's performance of services.

**1. SCOPE OF SERVICES.** VHB shall perform the services set forth in the attached Scope of Services. Requests for additional services and any associated fee adjustment must be authorized in writing by an authorized representative of VHB before additional services can begin.

**2. PERFORMANCE STANDARDS.** VHB's services require decisions that are not based upon science, but rather upon judgmental considerations. In the performance or furnishing of professional services hereunder, VHB, and those it is responsible for, shall exercise the degree of skill and care ordinarily exercised by similarly practicing professionals performing similar services under similar conditions in the same locality ("Standard of Care"). VHB shall be entitled to rely on the accuracy and completeness of data, reports, surveys, requirements, and other information provided by Client.

**3. SCHEDULE.** VHB shall perform its services as set forth in the Scope of Services as expeditiously as reasonably practicable, consistent with the Standard of Care and the orderly progress of the Work. VHB shall not be responsible for failure to perform or for delays in the services arising out of factors beyond the reasonable control or without the fault or negligence of VHB. In the event Client directs VHB to perform under an expedited and/or accelerated schedule, Client hereby assumes the risk associated with such schedule change and agrees to release, hold harmless, defend, and indemnify VHB from any and all claims, damages, commitments, losses or costs associated with or arising out of such change.

**4. PAYMENT.** The fee estimate for the proposed Scope of Services is valid for 60 days from the date of Proposal. All schedules set forth in the attached Scope of Services commence upon receipt of a signed Agreement and, if requested, a retainer. Retainers will be applied to the last invoice. A RETAINER OF \$\_\_\_\_\_ IS REQUIRED BEFORE SERVICES WILL COMMENCE.

4.1 Invoices will be rendered monthly and are due upon receipt. Any invoice unpaid more than 30 days after date of invoice will bear interest at 1-1/2 percent per month.

4.2 If Client fails to pay any invoice within 45 days of the date of invoice, VHB may, without waiving any other claim or

right against Client or incurring any liability for delay, suspend the services until VHB has been paid in full. Sealed plans, final documents, reports, and attendance at meetings/hearings will not be provided unless payment for services is current.

4.3 If VHB is performing services for Client under multiple projects, payments must be current on all projects for services hereunder to continue. Client acknowledges VHB's right to suspend services and withhold plans and documents, as provided above, if any payments are overdue. If services are suspended for 30 days or longer, upon resuming services VHB shall be entitled to expenses incurred in the interruption and resumption of its services. If services are suspended for 90 days or longer, VHB shall be entitled to expenses incurred in the interruption and resumption of its services and fees for remaining services shall be equitably adjusted.

4.4 The parties agree to coordinate invoices to assure timely payment. At minimum, VHB's project manager and Client's representative will confer as often as necessary about any issues involving invoicing and collections. Client's representative will contact VHB's project manager forthwith upon receipt of an invoice about any questions or issues concerning invoiced amounts. If Client's representative and VHB's project manager are unable to resolve any questions or issues, Client's representative will line item any disputed or questionable amount and pay VHB the remaining undisputed balance due. VHB, at its option, may revise and resubmit, or resubmit without revision, disputed amounts at a later date.

4.5 Should it become necessary to utilize legal or other resources to collect any or all monies rightfully due for services rendered under this Agreement, VHB shall be entitled to full reimbursement of all such costs, including reasonable attorneys' fees, as part of this Agreement.

**5. OWNERSHIP OF WORK PRODUCT.** VHB retains all intellectual property rights in and exclusive ownership of all work products produced by VHB or any consultant or independent contractor working at its direction in connection with the Scope of Work, unless otherwise agreed in writing by an authorized representative of VHB. To the extent that Client asserts any intellectual property rights in connection with the Scope of Work except as provided expressly herein, such rights shall be expressly set forth in the Scope of Work mutually agreed by the parties or a separate mutually agreed written agreement addressing such asserted intellectual property rights as between Client and VHB. VHB licenses to Client solely on a non-exclusive and non-transferrable or assignable basis the use of VHB work products that are produced solely in connection with this Agreement and delivered by VHB to Client under the terms of the Scope of Work, but solely for the purposes contemplated by the Scope of Work and solely for the duration of the parties' relationship



and for no other period of time or other purpose. VHB grants no other license of any intellectual property, express or implied. The limited scope and non-exclusive license in this Section 5 may be revoked at any time by VHB for any failure of Client to pay any sum due to VHB or otherwise for failure to perform or for breach under these Standard Terms and Conditions or any other agreement between the parties, or upon conclusion of the work to be performed under the Scope of Services.

5.1 All work products (whether in hard or electronic form) prepared by VHB pursuant to the Scope of Services are instruments of service with respect to the Project and are not authorized, intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other Project. Any unauthorized use of VHB work products by Client or a third person or entity to whom Client has disclosed VHB work products will be a breach of the Agreement for which VHB shall be entitled to recover both injunctive relief and money damages, as appropriate, and VHB's fees and costs of litigation to enforce its rights under this Section 5. Any reuse by Client or a third person or entity authorized by Client without written verification or adaptation by VHB for the specific application will be at Client's sole risk and without liability or legal exposure to VHB. Any such verification or adaptation will entitle VHB to additional compensation at rates to be agreed upon by VHB and Client, third person, or entity seeking to reuse said documents. Client shall release, defend, indemnify and hold harmless VHB from all claims, damages, losses and expenses, including attorneys' fees, arising out of or resulting therefrom.

5.2 In the performance of services for VHB's clients, VHB has developed substantial knowledge and expertise that is embodied in part in VHB's proprietary analytical methods and processes and data compilations. Client acknowledges that, in the course of performing services for Client for the Project, VHB may aggregate the data gathered, obtained or collected by VHB in connection with the Project with other data in VHB's data compilations and may in the course of VHB's work for Client improve or refine VHB's analytical methods and processes. VHB shall have the sole and exclusive right to use such data compilations, methods, and processes for business purposes other than the Project, including without limitation for other services, projects and clients and for creating derivative works, provided, however, that VHB will not publicly disclose Client confidential information except as part of a compilation that aggregates, de-identifies, or anonymizes such data or information as appropriate so that it cannot reasonably be attributed to Client as the source.

5.3 Client recognizes that information recorded on or transmitted as electronic media, including CADD documents ("Electronic Documents") is subject to undetectable alteration,

either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, the Electronic Documents are provided to Client for informational purposes only and are not represented as suitable for any use or purpose.

**6. CERTIFICATIONS.** VHB shall not be required to sign any documents, no matter by whom requested, that would result in VHB having to certify, guarantee or warrant the existence of conditions whose existence VHB cannot wholly ascertain. Any certification provided by VHB shall be so provided based on VHB's knowledge, information, and belief subject to the preceding sentence, and shall reflect no greater certainty than VHB's professional opinion developed through and consistent with the Standard of Care. VHB shall be compensated for any work necessary to assess project compliance with regulatory standards for purposes of such certification.

**7. INSURANCE.** VHB agrees to carry the following insurance during the term of this Agreement:

- Worker's Compensation and Employer's Liability Insurance in compliance with statutory limits
- Comprehensive General Liability Insurance including Products Completed, Contractual, Property, and Personal Injury coverage with combined single limits of \$1,000,000 per occurrence and \$2,000,000 in the aggregate
- Professional Liability Insurance with a limit of \$2,000,000 per claim and in the aggregate
- Automobile Liability Insurance including non-owned and hired automobiles with a combined single limit of \$1,000,000 per occurrence

To the fullest extent permitted by law, VHB shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Client as additional insureds for claims caused in whole or in part by VHB's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Client's insurance policies and shall apply to both ongoing and completed operations.

All coverages herein shall waive any rights of subrogation against Client (additional insured entities).

Certificates of insurance will be furnished upon request. If Client requires additional insurance coverage, and it is available, Client agrees to reimburse VHB for such additional expense.

**8. INDEMNITY.** Client and VHB shall at all times indemnify and hold harmless each other, their officers, and



employees on account of damages, losses, expenses, reasonable counsel fees, and compensation arising out of any claims for damages, personal injuries and/or property losses sustained by any person or entity, to the extent caused by the negligent acts, errors or omissions of the indemnifying party, its employees, or subcontractors in connection with the Project, and/or under this Agreement. Client agrees to the fullest extent permitted by law, to indemnify and hold harmless VHB, its officers, employees and subconsultants from and against any and all claims, suits, demands, liabilities costs including reasonable attorneys' fees, and defense costs caused by, arising out of, or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or hazardous or toxic substances, products, or material that exist on, about, or adjacent to the job site.

**9. LIMITATION ON VHB'S RESPONSIBILITY AND JOBSITE SAFETY.** VHB will not be responsible for the acts or omissions of contractors or others at the Site, except for its own subcontractors and employees. Neither the professional activities of VHB nor the presence of VHB or its employees or subconsultants at a project site shall relieve the other parties on this project of their obligations, duties, and, including, but not limited to, construction means, methods, sequence, techniques, or procedures necessary for performing, superintending, and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. VHB and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. Client agrees that any such Contractor shall be solely responsible for job site safety and warrants that this intent shall be carried out in Client's contract with each such Contractor.

**10. ALLOCATION OF RISK.** In recognition of the relative risks and benefits of the Project to both Client and VHB, the risks have been allocated such that Client agrees that to the fullest extent permitted by law, VHB's total liability in the aggregate to Client and any persons or entities claiming by, through or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to the Project and/or this Agreement from any cause or causes, including, but not limited to, VHB's negligence, errors, omissions, strict liability, statutory liability, indemnity obligation, breach of contract or breach of warranty shall not exceed the higher of \$50,000 (fifty thousand dollars), or ten (10) percent of the compensation actually paid to VHB. Client and VHB may agree to a higher limitation of liability for an increased fee.

**11. DISPUTE RESOLUTION.** All questions in dispute under this Agreement shall be submitted to non-binding mediation as a condition precedent to the institution of legal proceedings. On the written notice of either party to the other of the election to submit any dispute under this Agreement to mediation, each party shall designate their representative and shall meet within ten (10) days after the service of the notice. The parties shall then attempt to resolve the dispute within ten (10) days after meeting. Should the parties be unable to reach a resolution of the dispute, then the parties shall proceed with mediation in accordance with the mediation rules of the American Arbitration Association. The cost of mediation shall be borne equally by both parties. This Agreement shall be governed and construed in accordance with the laws of the State of New York. The mediation shall be concluded, either with or without a resolution, not later than forty-five (45) days following the date on which either party invokes mediation before the American Arbitration Association. Thereafter, any party may commence litigation as appropriate in any court of competent jurisdiction. This Section 11 does not prohibit or limit either party's right to seek from any court of competent jurisdiction any equitable relief to preserve the status quo pending the conclusion of mediation, including, without limitation, temporary or preliminary injunctive relief.

**12. LEGAL SUPPORT.** To the extent VHB is required to respond to any dispute resolution process, including, but not limited to, requests for document production, discovery or a request to appear in any deposition or legal proceeding, which is related to the Scope of Services but does not arise out of VHB's own negligent acts, errors or omissions, Client shall compensate VHB for all expenses incurred by VHB, including reasonable attorneys' fees.

**13. DESCRIPTIVE HEADINGS AND COUNTERPARTS.** The headings contained in this Agreement are for convenience of reference only and shall not constitute a part hereof, or define, limit or in any way affect the meaning of any of the terms or provisions hereof. This Agreement may be executed in two or more counterparts, and any party hereto may execute any such counterpart, which, when executed and delivered, shall be deemed to be an original and all of such counterparts taken together shall be deemed to be one and the same instrument.

**14. EXCLUSIVE REMEDIES.** In the event that any dispute is not remedied through the alternative dispute resolution procedures set forth herein, all claims, actions, and rights of action arising from or relating in any way to this Agreement or the services performed thereunder, whether in contract, tort, indemnity and all other rights of action whatsoever, shall be filed in a court of competent jurisdiction within three years of the completion of such services, or all such claims, actions



and rights of action shall be forever waived. Recovery under this Agreement shall be limited by the parties' agreement on allocation of risk, in accordance with Section 10 herein, and the remainder of this section.

14.1 Notwithstanding any other provision of these Standard Terms and Conditions, but excluding any liability or duty arising under the foregoing Sections 5, 6, and 9, neither party shall be liable to the other for any liquidated, incidental, special, indirect or other consequential damages incurred, regardless of the nature of the cause or whether caused by Client or VHB, or their employees, subconsultants, or subcontractors, which also include, but are not limited to loss of use, loss of profits, loss of revenues, loss of production, loss of financing opportunities, including grants, and/or change in terms of financing, escalating prices, increased cost estimates, material supply delays or business interruption, however, the same may be caused.

14.2 VHB and Client waive all claims against each other arising out of or related to this Agreement or the services to the extent that losses, damages, and liabilities associated with such claims have been compensated by the proceeds of property insurance or any other insurance policy.

14.3 VHB makes no warranties or guarantees, express or implied, under this Agreement or any other contract document with respect to its provision of professional services. In entering into this Agreement, Client has relied only upon the express representations set forth in this Agreement. No verbal or implied warranties, representations, or statements shall be considered a part of this Agreement or a basis upon which Client relied in entering into this Agreement.

**15. NO THIRD PARTY BENEFICIARIES.** Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either Client or VHB. In addition, nothing herein shall be construed as creating a contractual relationship between Client and any VHB employee, representative, or consultant. Client agrees that in the event of a dispute regarding this Agreement or the services rendered by VHB hereunder, Client shall seek recourse only against VHB and waives any right to pursue a claim against VHB's individual directors, officers or employees. Provided, however, that VHB may assign its rights under these Standard Terms and Conditions, the Scope of Services, or any other agreement with Client, to any affiliate entity under common ownership or control or any other entity that acquires substantially all of the assets of VHB and may assign its right to collect payment as required by lender agreements.

15.1 VHB's commitments as set forth in this Agreement are based on the expectation that all of the services described

in this Agreement will be provided. In the event Client later reduces or terminates VHB's Scope of Services, Client hereby agrees to release, hold harmless, defend, and indemnify VHB from any and all claims, damages, commitments, losses or costs associated with or arising out of such reduction or termination of services for any reason, excluding only VHB's own prior material breach.

**16. SEVERABILITY.** The invalidity or unenforceability of any provisions of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect.

**17. TAXES.** Any taxes or fees, enacted by local, state, or federal government and based on gross receipts or revenues, will be invoiced to and payable by Client as an additional amount due under this Agreement.

**18. RIGHT OF ENTRY.** Client hereby grants to VHB, or represents and warrants that permission has been duly granted for, a right of entry, from time to time, by VHB, its agents, employees, consultants and contractors or subcontractors, upon the site(s) for the purpose of performing and with the right to perform all acts, assessments, and research, including without limitation the making of test borings, and taking of groundwater, surface water or soil samples, and other testings, measuring or sample gathering as required, and Client agrees to indemnify, defend and hold VHB its agents, employees, consultants, and contractors or subcontractors harmless from and against any claims of trespass or damage if the site(s) is not owned by the Client.

#### **PROJECT SPECIFIC PROVISIONS**

To the extent the Scope of Services involves any of the following services/geographies, the following general provisions apply accordingly:

**AMERICANS WITH DISABILITIES ACT (ADA).** Client understands and agrees that ADA standards are evolving and subject to varying, potentially contradictory interpretations and applications. VHB will use its reasonable professional efforts and judgment to interpret applicable ADA requirements and other federal, state and local laws, rules, codes, ordinances, and regulations as they apply to the project. VHB cannot and does not warrant or guarantee that Client's Project will comply with all ADA requirements or ADA interpretations or other applicable regulatory interpretations.

**CLIMATE CHANGE/FLOOD ANALYSIS.** VHB shall not be responsible or liable for any damages, losses, litigation, expenses, counsel fees and compensation arising out of any claims, damages, personal injuries and/or property losses related to flooding conditions whether directly or indirectly





due to flood water damage, and Client shall at all times indemnify and hold harmless VHB, its respective officers, agents and employees on account of any related claims, damages, losses, expenses and counsel fees related thereto.

**SITE VISITS FOR CONSTRUCTION PHASE SERVICES.** VHB shall make periodic site visits upon the request of Client or as otherwise agreed in writing by Client and VHB for the limited purpose of determining whether work is in general conformance with VHB's plans and specifications. Such visits are not intended to be an exhaustive check or a detailed inspection of Contractor's work. VHB shall not supervise or have control over Contractor's work nor have any responsibility for construction ways, means, methods, techniques, sequences, or procedures selected by Contractor nor for Contractor's safety precautions or programs in connection with the Work.

**SHOP DRAWINGS FOR CONSTRUCTION PHASE SERVICES.** VHB's review and approval of submittals such as shop drawings, product data, samples, and other data, shall be for the limited purpose of checking for conformance with the design concept and the information in VHB's documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades, or construction safety precautions, all of which are the sole responsibility of Contractor and other unrelated parties. Review of a specific item shall not indicate that VHB has reviewed the entire assembly of which the item is a component. VHB shall not be responsible for any deviations from VHB's documents or other documents that are not brought to the attention of VHB in writing by Contractor. VHB shall not be required to review partial submissions or those for which submission of correlated items have not been received.

**GEOTECHNICAL AND SUBTERRANEAN UTILITY EXPLORATION SERVICES.** Client understands that VHB does not perform geotechnical and/or subterranean utility exploration (SUE) services directly and, if requested, will retain a geotechnical and/or SUE subconsultant on behalf of Client, and VHB shall rely on the accuracy and completeness of data furnished as if such services were contracted directly through Client.

**TANK INSPECTION.** Client will provide VHB with available underground storage tank (UST) documentation as necessary. VHB assumes that the documentation and site plans will be in order, be complete and meet regulatory compliance standards. VHB's inspection services are to fulfill regulatory requirements and do not include invasive testing or equipment calibration and testing. Accordingly, Client

expressly agrees that VHB shall have no liability for equipment functioning or malfunctioning, product releases or spills.

**LSP SERVICES – PROJECTS LOCATED IN MASSACHUSETTS.**

In accordance with the Massachusetts General Laws Chapter 21E, the performance of the services contained in this Agreement may require the engagement of a Licensed Site Professional (LSP) registered with the Commonwealth of Massachusetts under Massachusetts General Law Chapter 21A and the regulations promulgated by the Massachusetts Department of Environmental Protection (MADEP) thereunder (collectively the LSP Program). These laws and regulations place upon the LSP certain professional obligations owed to the public, including in some instances a duty to disclose the existence of certain environmental contaminants to the MADEP. In the event that any site for which VHB has provided LSP services is audited by MADEP pursuant to the provisions of the Massachusetts Contingency Plan, VHB shall be entitled to additional compensation to provide such services as may be necessary to assist Client in its response to MADEP.

Client understands and acknowledges that in the event the LSP's obligations under the LSP Program conflict in any way with the terms and conditions of this Agreement or the wishes or intentions of Client, the LSP is bound by law to comply with the requirements of the LSP Program. Accordingly, Client recognizes that the LSP shall be immune for all civil liability resulting from any alleged and/or actual conflict with the LSP Program. Client also agrees to hold VHB and its LSP harmless for any claims, losses, damages, fines, or administrative, civil, or criminal penalties resulting from the LSP's fulfillment of its obligations under the LSP Program.

**PROJECTS LOCATED IN FLORIDA.**

**FLORIDA STATUTES SECTION 558.0035 (2013), AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR ECONOMIC DAMAGES RESULTING FROM NEGLIGENCE OCCURRING WITHIN THE COURSE AND SCOPE OF THIS AGREEMENT.**



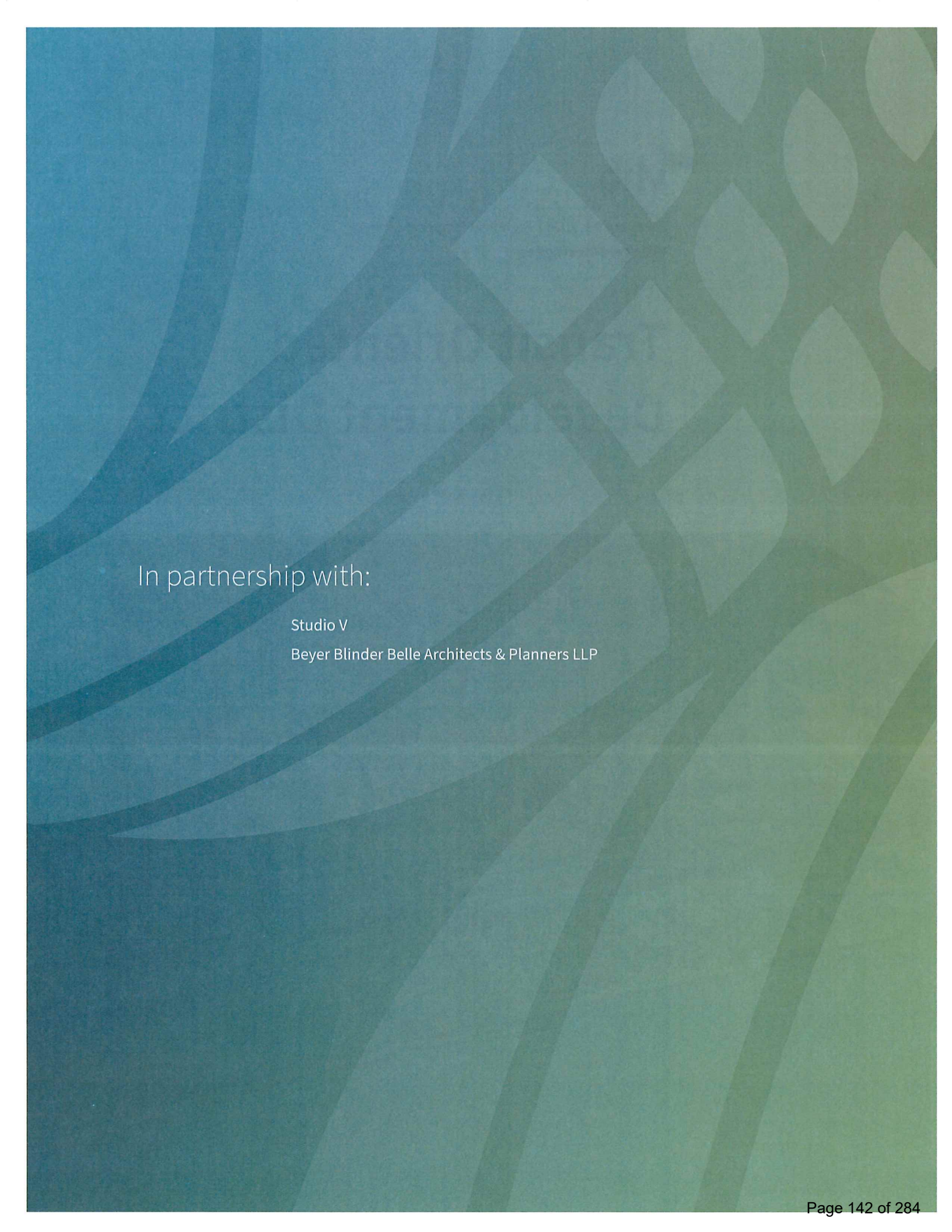


February 13, 2026 | Technical Proposal  
**Village of Irvington**

# Transit Oriented Development District







In partnership with:

Studio V

Beyer Blinder Belle Architects & Planners LLP





February 13, 2026

**Charles Hessler**  
**Village Administrator**

Village of Irvington  
85 Main Street  
Irvington, NY 10533

Re: Transit Oriented Development District

Dear Mr. Hessler:

The Village of Irvington (the Village) is taking an important step toward advancing Smart Growth, sustainability, and housing opportunity through the creation of a Transit Oriented Development (TOD) District aligned with the Village's 2018 Comprehensive Plan Update. Establishing a TOD Zone near the Metro-North station will support compact, mixed-use development, expand housing options, and strengthen the Village's sense of place while protecting natural and cultural resources. The Village requires a strategic partner who can pair local knowledge and national experience to prepare a TOD Zoning Code that is practical, implementable, and grounded in community priorities. VHB is that consultant.

Specifically, we bring the following key benefits to the Village:

**Experience in Westchester and the Rivertowns.** Our team brings direct experience both professionally and personally to the Village and Rivertowns communities. Project Manager Andrew Buck, AICP, ENV SP, grew up in Dobbs Ferry and is dedicated to helping Rivertown communities reach their climate and sustainability development goals through his work. Team members Gina Martini, AICP, ENV SP, and Christiana Kastalek bring extensive experience working with communities throughout Westchester County, including the Rivertowns, on community planning, land use and zoning, and municipal planning initiatives. Our team has a strong presence in Westchester with both public- and private-sector clients, delivering a variety of development-related, sustainability, and climate-focused work. We understand the Rivertowns context and have previously supported the Village on planning efforts, including the Food Scraps Study and related master planning initiatives. This local insight will be invaluable in tailoring a TOD zoning framework and implementation approach that aligns with the Village's character, goals, and Smart Growth priorities.

**Blending National Experience with Local Knowledge.** VHB understands how land use and transit must be integrated through Smart Growth principles to create walkable, mixed-use communities that support housing opportunity, sustainability, and long-term economic vitality. We have helped communities throughout Westchester County and across the East Coast establish plans and zoning frameworks that advance compact development patterns, strengthen downtowns, and foster active transportation and multimodal station access. This work has been carried out in partnership with major transportation agencies—including the MTA, WMATA, MBTA, NCDOT, NYCDOT, and MARTA—where we have delivered station area and TOD studies that guide transit-supportive redevelopment and implementation. At the same time, our team brings deep local experience helping communities such as Sleepy Hollow, Dobbs Ferry, Baldwin, Norwalk, and New Rochelle balance growth

**Engineers | Scientists | Planners | Designers**

One Penn Plaza, Suite 715, New York, NY 10119

P 212.857.7350

F 646.707.3879

www.vhb.com





with maintaining historic character and community identity, while also modernizing and implementing the infrastructure needed for sustainable future development. For the Village, we will pair national TOD best practices with a place-based understanding of the Village's Main Street and station-area context to deliver a tailored, locally grounded TOD zoning framework.

**Proven Track Record of Creating Implementable TOD & Development Plans.** Few firms have prepared more transit-supportive action plans, station area plans, corridor studies, zoning updates, and TOD implementation strategies across the East Coast than VHB. We bring an integrated approach—aligning planning, urban design, zoning, and the State Environmental Quality Review Act (SEQRA) documentation so regulatory, environmental, infrastructure, and community considerations are addressed early and carried out through adoption. Our team regularly prepares zoning and code updates and supports environmental review processes in New York, helping communities move from vision to adopted regulations. Through collaboration and structured public engagement, including NY Forward (NYF) and Downtown Revitalization Initiative (DRI) planning processes, we translate community input into practical, implementable zoning and development frameworks. This work has included Dobbs Ferry, Sleepy Hollow, Ossining, New Rochelle, and Nyack. We continue working with clients after plan completion to move concepts into funded and constructed projects, including multiple recent state and federal grant awards supporting transit district improvements. We will leverage this experience, providing the Village with an implementable TOD rezoning that supports long-term growth.

We are excited about the possibility of collaborating with the Village on this pioneering project, and eager to bring our experience and local knowledge in developing a TOD Zoning Code that advances sustainability, housing choice, accessibility, and a vibrant station area district. Please feel free to contact us with any questions you may have at [ABuck@vhb.com](mailto:ABuck@vhb.com) or 212.857.7384.

We sincerely appreciate your consideration of our proposal and look forward to the opportunity to discuss our approach with you in more detail.

Sincerely,

VHB

A handwritten signature in black ink that reads "Nancy Doon".

**Nancy Doon, AICP**

*Managing Director, New York City*

[NDoon@vhb.com](mailto:NDoon@vhb.com)

A handwritten signature in black ink that reads "Andrew Buck".

**Andrew Buck, AICP, ENV SP**

*Project Manager*

[ABuck@vhb.com](mailto:ABuck@vhb.com)





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Village of Irvington Transit Oriented Development District

# 1

## Firm Overview

**We are VHB. Our mission is to inspire our people and partner with our clients and communities to create a sustainable future.**

VHB's work helps improve mobility, enhance communities, build resilience, and contribute to economic vitality. Our cross-market, integrated approach leverages our comprehensive services so that each project considers environmental, social, and economic factors, resulting in sustainable solutions. We collaboratively apply technical skills anchored in this holistic approach to deliver lasting results that help communities thrive for generations to come.

**1979**

year founded

**2,300+**

engineers, scientists,  
planners, and designers

**30+**

locations on the  
East Coast

**We're a diverse team—2,300+ strong and growing—eager to deliver value by embracing our clients' goals, anticipating challenges, and building lasting, trusted partnerships.**

VHB's client-focused approach leverages a multidisciplinary, integrated way of working that better serves our clients. We examine projects holistically—across all the markets we serve—applying our comprehensive services knowledge and relationships across varying sectors to uncover smarter, more innovative, technology-enabled solutions. We work collaboratively—internally and with our client partners—to solve the most complex and connected energy, environmental, community, and mobility challenges.



## VHB in the Northeast

**New York City, NY**  
One Penn Plaza  
Suite 715  
New York, NY 10119

**Hauppauge, NY**  
100 Motor Parkway  
Suite 350  
Hauppauge, NY 11788

**Albany, NY**  
100 Great Oaks Boulevard  
Suite 118  
Albany, NY 12203

**Princeton, NJ**  
5 Vaughn Drive  
Suite 106  
Princeton, NJ 08540

**Manasquan, NJ**  
1805 Atlantic Avenue  
Manasquan, NJ 08736

**Newark, NJ**  
One Gateway Center  
Suite 2320  
Newark, NJ 07102

**Philadelphia, PA**  
1635 Market Street,  
15<sup>th</sup> Floor  
Philadelphia, PA 19103

**Lansdale, PA**  
1936 West Point Pike  
Lansdale, PA 19446

**Camp Hill, PA**  
101 Erford Road  
Suite 201  
Camp Hill, PA 17011

## Our Services

### Planning & Design

**Related Services** | Community Planning | Comprehensive Plans | Entitlement Services  
Public Outreach | Land Use & Zoning | Sustainability & Climate Planning

### Environmental/Site Investigation & Remediation

**Related Environmental Services** | Environmental Assessment & Compliance | Natural  
Resource Assessment & Analysis | Brownfields Redevelopment | NEPA Documentation  
& Analysis | Water Resources Analysis | Wetlands Delineation, Mitigation & Permitting  
Geophysical Investigations | Storage Tank Management

**Related SI&R Services** | Phase I & II ESAs | NYC E-Designation Compliance | NYC DEP  
Remediation Program Compliance | NYS Brownfield Cleanup and State Superfund Programs  
Remedial Investigations | Alternatives Analysis/Feasibility Studies | Remedial Design &  
Construction | Soil Vapor Intrusion Mitigation | Site Management Plans | Compliance  
Monitoring | AST/UST Permitting and Removal | UIC Program Compliance

### Transportation Planning & Engineering

**Related Services** | Roadway & Highway Engineering | Transit & Rail | Aviation | Bridge  
Design & Engineering | Active Transportation | Traffic Engineering | Alternative Delivery | Storm  
Water Design & Engineering | Vertical Structures | Street Lighting Design | Traffic Signal Design

### Site/Civil Engineering

**Related Services** | Civil Engineering | Landscape Architecture | Vertical Transportation | Due  
Diligence Research & Analysis | Master Planning | Land Survey | Land Use Planning, Engineering  
& Analysis | Stormwater Design & Engineering | Utilities Design

### Technology Services

**Related Services** | Application Development | GIS/Geospatial Services | Visualization  
Workflow/Process Automation | Systems Integration | Cartography/Mapping | Analysis | Video  
Asset Management | Data Collection | 3D/4D Modeling | Photo Simulation

## Markets

Transportation  
Agencies  
Real Estate

State and Local  
Governments  
Institutions

Federal  
Government  
Energy





## Strategic Teaming Partner

VHB has grown in the region and across our footprint by engaging the industry's best and brightest; this is true for both our own staff and for those who we choose as teaming partners. We have carefully selected our partner based on their capabilities and ability to deliver quality and value to the Village.



## Architectural and Urban Design Support

STUDIO V Design + Planning provides a highly diverse range of professional services including urban design, master planning, feasibility studies, program planning, and architectural design. The firm was established in 2014 and is certified MBE, WBE, and DBE. They approach every project with a commitment to shaping neighborhoods through thoughtful, context-driven design and planning, including the planning and design of live, work, open, and public spaces that support civic life. Their work begins with rigorous research into the social, cultural, and physical forces that define each site, allowing them to craft planning frameworks, development strategies, and thoughtful programming that support long-term community goals.

They have extensive experience working closely with local municipalities, state and federal agencies, and, as a result, are able to understand and apply their codes to deliver successful projects. STUDIO V Design & Planning recently partnered with VHB on Staten Island North Shore EIS, Resilient Edgemere, and the SPARC Kips Bay EIS.



## Historic Preservation & Community Planning Support

Beyer Blinder Belle (BBB) was founded in 1968, in the wake of the urban renewal movement in the United States, when the social fabric of cities, communities, and buildings was compromised by the prevailing attitudes about planning and architecture. BBB pioneered and defined a different approach that focused on architecture, empowering people—their interaction with each other on streets and in neighborhoods, their pleasure in moving through the city, and their connection to their physical surroundings.

This mission has guided the firm for more than five decades and has shaped a broad and award-winning practice—now 193 professionals in New York City, Washington, DC, Boston, and Miami—providing comprehensive services, including programming, architecture, historic preservation and adaptive reuse, interiors, campus planning, urban design, and graphic design throughout a project's evolution. Many of their projects involve the stewardship of historic buildings in sensitive urban sites—the work for which they have become best recognized. Their deep sense of identity and evolving perspectives on design have guided their practice in new construction as well as master planning. Their areas of specialization include Education, Historic Preservation, Civic, Commercial, Cultural, Hospitality, Interiors, Planning & Urban Design, Residential, and Graphic Design.

Together with VHB, BBB is currently leading the **Irvington Facilities Planning Project**, evaluating municipal facility needs and site options and developing data-informed recommendations to guide long-term, phased Village investments.



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Village of Irvington Transit Oriented Development District

# 2

## Project Experience

Collectively, our project team has worked on dozens of projects covering the full range of tasks associated with TOD planning, zoning updates, and implementation strategies. The following pages highlight selected relevant project experience, with references included, demonstrating our qualifications to support the Village in developing the TOD District Zoning Code.





## Baldwin TOD Zoning & SEQRA

Hempstead, New York

### Firm

VHB

### Client

Town of Hempstead, NY

### Schedule

Start: 2018

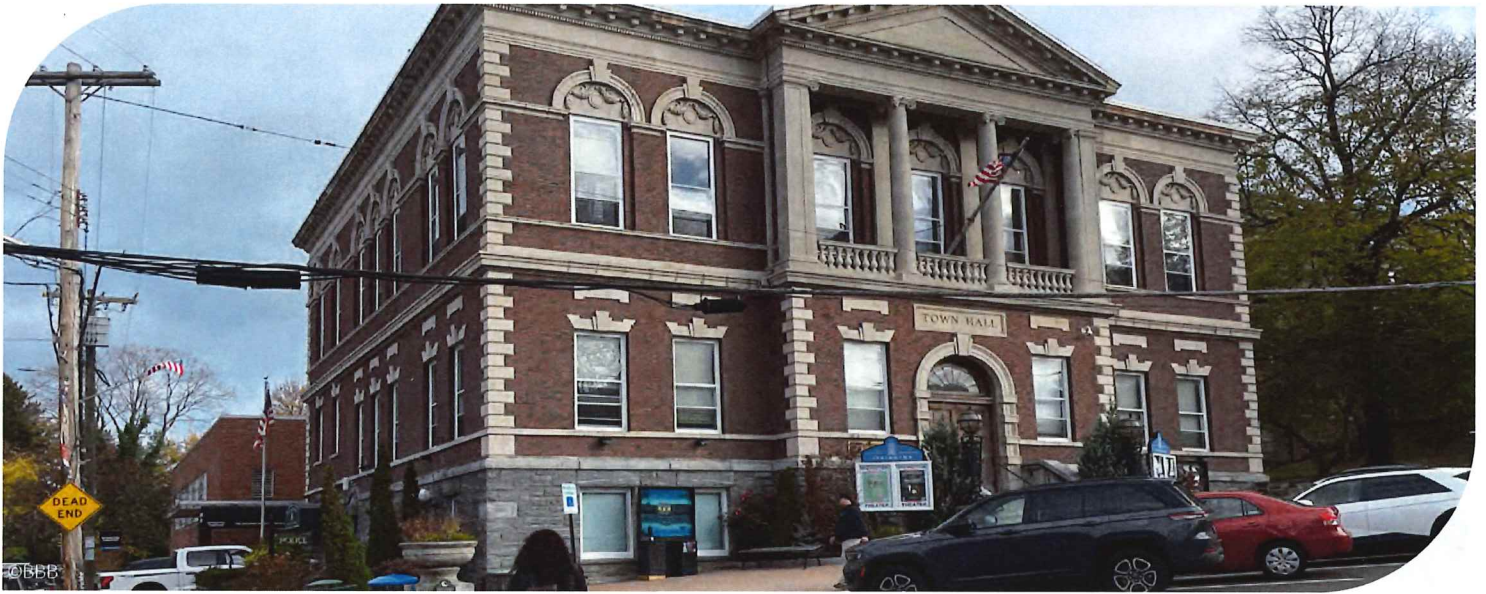
Completion: 2020

### Reference

Matthew Hirsch  
Deputy Commissioner  
Planning &  
Economic Development  
200 N Franklin Street  
First Floor  
Hempstead, NY 11550  
P: 516.538.7100  
E: matthir@hempsteadny.gov

VHB provided planning, zoning, and SEQRA environmental review services to support development of a mixed-use overlay zoning district intended to attract new development and property improvement programs while preserving and enhancing existing community assets. The work included rezoning a quarter-mile corridor, developing design guidelines for new development within the project area, and determining maximum potential future development yield. Potential buildout scenarios were evaluated through preparation of a Generic Environmental Impact Statement (GEIS). The effort also established development thresholds under which future projects would be eligible for an expedited review process. For the Town of Hempstead, VHB provided planning services for a Town-led corridor revitalization initiative focused on rezoning a primary commercial corridor, promoting TOD near the Baldwin LIRR station, and increasing resiliency through implementation of green infrastructure. The project included coordination with multiple interested parties, including the Town of Hempstead, Nassau County, local business owners, a civic association, and nearby residents.





## Irvington Facilities Planning Project

Irvington, New York

### Firm

BBB

VHB

### Client

Village of Irvington

### Project Dates

Completion: Ongoing

### Reference

Charles Hessler

Village Administrator

Village of Irvington

P: 914.591.4358

E: chessler@irvingtonny.gov

BBB is leading the Irvington Facilities Planning Project which will evaluate the long-term needs of multiple municipal departments and outline strategic options to make sure Village facilities remain safe, functional, adaptable, and fiscally responsible for years to come. Additionally, VHB is assisting BBB and the Village with the development of a Facilities Planning Study.

Many of Irvington's municipal buildings are aged 60 to 100 years, reflecting decades of dedicated service but also highlighting the need for modernization to meet today's operational demands. The project scope includes analysis and recommendations for municipal departments including the Fire Department, Police Department, Irvington Volunteer Ambulance Corps, and Department of Public Works, with higher-level assessments for Recreation and Parks and the Village's Administrative Offices. VHB is providing civil engineering and traffic/mobility advisory services as the team and Village evaluates existing facilities along with proposed sites and department programming to provide recommendations for Village facility improvements.

Public participation will help the Village and BBB understand the needs and priorities for municipal facilities, and study potential sites and architectural options to allow for the phased construction or remodeling of facilities for various Village departments over a long-term timeframe. The recommendations, informed by public input, detailed engagement with each department, and careful analysis of feasibility and cost, will inform a long-term strategy for phased investment over time as part of an integrated plan, that is coordinated with the Comprehensive Plan and other Village initiatives.





## 20 South Second Avenue

Mount Vernon, New York

### Firm

VHB

### Client

Trinity Financial, Inc.

### Schedule

Start: 2021

Completion: Ongoing

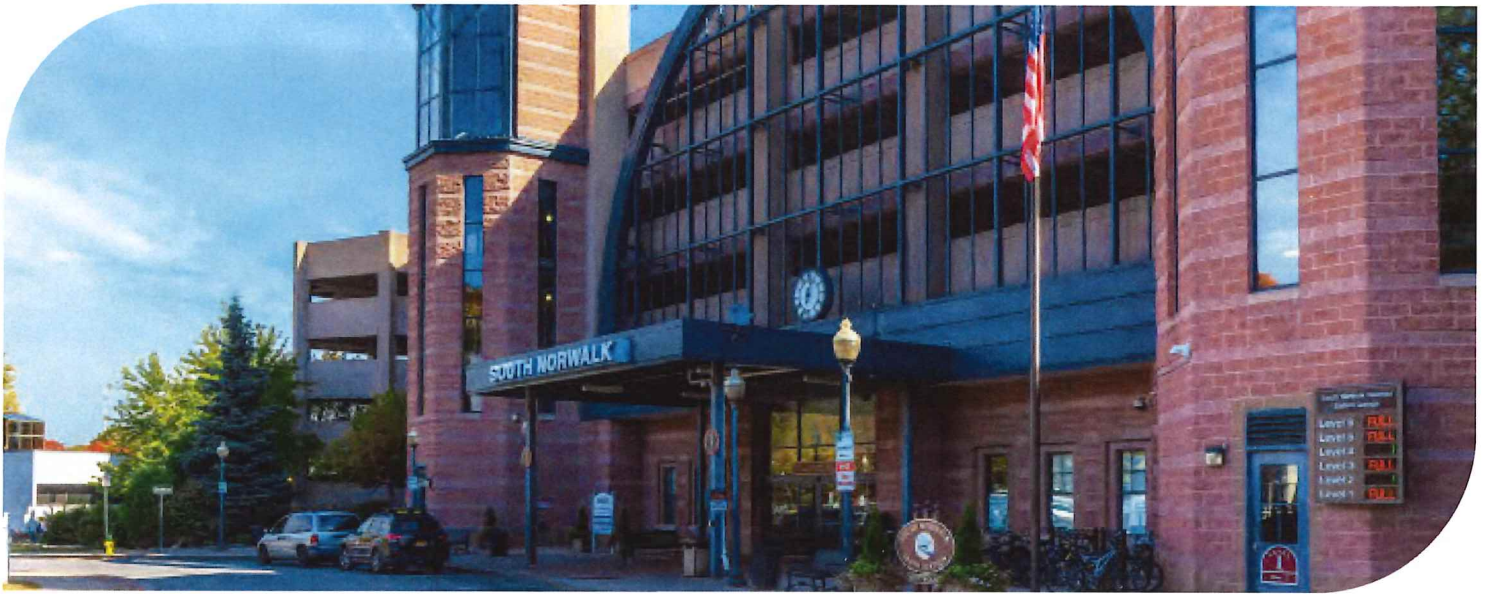
### Reference

Christoph Stump, AIA  
VP Design and Construction  
Trinity Financial, Inc.  
P: 212.867.4122  
E: CStump@trinityfinancial.com

VHB supported the development of a Transit-Oriented Arts Zoning District in downtown Mount Vernon, providing SEQRA compliance for the new TOD zone through GEIS documentation and site-specific DEIS/FEIS and Findings for Phase 1 development. We also provided land use, environmental review, and civil engineering services for the residential/mixed-use project at 20 South Second Avenue, which included four contiguous parcels with a two-story structure, playground, landscaped areas, and parking facilities.

Our scope of work involved Phase I and Phase II Environmental Site Assessments (ESA) to evaluate recognized environmental conditions (RECs), preparation of a Health and Safety Plan (HASP), geophysical investigations, soil and groundwater sampling, and compiling a Phase II SI Report with findings and recommendations. This project emphasized due diligence and built upon prior work, including zoning text drafting, utility review, parking analysis, traffic and geotechnical studies, and environmental review.





## South Norwalk TOD Improvements

Norwalk, Connecticut

### Firm

VHB

### Client

Norwalk

Redevelopment Agency

### Schedule

Start: 2020

Completion: Ongoing

### Reference

Brian Bidolli

Executive Director

Norwalk

Redevelopment Agency

P: 203.854.7810 x46783

E: bbidolli@norwalkct.gov

Recognizing the opportunity to encourage business growth around a major transportation asset, the Norwalk Redevelopment Agency and the City of Norwalk engaged VHB to support TOD around the South Norwalk (SoNo) Railroad Station through a neighborhood TOD study, community engagement, and grant support services.

Building on the Agency's preexisting TOD redevelopment and the City's rezoning of the SoNo area, VHB prepared a targeted TOD plan for Norwalk that informs land use and the build-out potential of public property and station-area infrastructure needs and identifies near- and long-term strategies to encourage neighborhood investment. The community-driven plan preserves Norwalk's historic and cultural roots, expands the district as a walkable community, maintains and expands affordable housing, promotes the use of green infrastructure and environmentally sustainable practices, and further connects the community to the station. Now that the study and planning process are complete, VHB is providing roadway, streetscape, and plaza design services to progress the recommendations of the TOD plan and preparing a Community Development Plan that emphasizes smart cities and digital equity planning.

VHB has also supported the Norwalk Redevelopment Agency in securing grant funding to support the implementation of this TOD effort, including supporting successful applications for a Connecticut Department of Economic and Community Development (DECD) Communities Challenge grant and a Rebuilding American Infrastructure With Sustainability and Equity (RAISE) grant. The grants have collectively brought in \$20 million to fund additional infrastructure design and complete streets improvements along Dr. MLK Jr. Drive in SoNo to improve resident and commuter experience around the train station.





## Downtown Revitalization Initiative (DRI) & NY Forward (NYF)

Various Locations, New York

### Firm

VHB

### Client

Empire State Development  
(ESD)

### Project Dates

Start: 2019

Completion: Ongoing

### Reference

Robert Yamuder  
Village Administrator  
Village of Dobbs Ferry  
112 Main Street  
Dobbs Ferry, NY 10522  
P: 914.231.8502  
E: ryamuder@dobbsferry.  
gov

The DRI/NYF is a statewide competition led by the governor's office to transform downtown neighborhoods into vibrant areas where New Yorkers want to live, work, and raise families. VHB has partnered with municipalities throughout New York to lead the community planning and project selection process to prepare the final strategic investment plan which provides a slate of viable, transformative, and catalytic projects to help realize the community's vision for its downtown. VHB also prepares grant applications to secure state funding for the revitalization. VHB partnered with several municipalities including:

- » **New Rochelle, Round 3**—VHB worked with New Rochelle to coordinate agency communications and approval to move the Linc forward, a project which converted a portion of Memorial Highway to linear open space with pedestrian amenities. *American Planning Association New York Metro Chapter's 2020 Meritorius Achievement Award Winner*
- » **Dobbs Ferry, Round 3**—VHB is working with the Department of State, the Village and the Local Planning Committee, comprised of key stakeholders, collaboratively identified, refined, and finalized a list of projects to recommend for NYF funding. This included public and private projects.
- » **Village of Ossining, Round 5**—The team identified opportunities to promote building decarbonization, interpreted land use plans, zoning, and design guidelines that supported TOD.
- » **Village of Haverstraw, Round 5**—VHB supported the village to collaboratively identify, refine, and finalize a list of projects to recommend for DRI funding. This included public, non-profit, and private projects.
- » **City of Kingston, Round 2**—Selected projects for DRI funding included streetscaping, parking upgrades, and structural investigations of levees. The City of Kingston is pictured above.
- » **Village of Sleepy Hollow, Round 1**—VHB helped the village identify streetscapes, mixed use development, and open space design.





## The “LINC” and Lincoln Avenue Complete Streets

New Rochelle, New York

### Firm

VHB

### Client

City of New Rochelle, NY

### Schedule

Start: 2021

Completion: Ongoing

### Reference

Jorge Ventura  
Deputy Commissioner  
of Development  
City of New Rochelle, NY  
P: 914.654.2175  
E: jventura@newrochelleny.  
com

VHB is leading an interdisciplinary planning, design, and program management team for the LINC project on behalf of the City of New Rochelle. The LINC will provide a vital connection between downtown, the train station, and the Lincoln Avenue corridor, creating safe, attractive pedestrian crossings, bike lanes, and new recreation and park spaces. Building back the links that were broken when a highway spur was built in the 1960s, the project will replace this physical burden on the community with new public green space and directly benefit the surrounding residents and business owners as part of New Rochelle’s downtown revitalization and economic growth.

As the prime consultant, VHB is providing integrated engineering, planning and design services for this major transformation. An integral part of the LINC is demolishing portions of Memorial Highway, transforming the speedway into a local street network with new public open spaces and traffic calming measures. This includes modifications to local traffic circulation, upgrading traffic signal equipment and enhancing bicycle and pedestrian facilities. VHB is serving as both the lead civil roadway designer and overall program manager. In undertaking the greater management of the project for the City of New Rochelle, VHB has developed a practical plan for execution by managing potential risks and adhering strictly to the work plan agreed to by the City.

Through its engineering and program management efforts, VHB is engaged with multiple stakeholders, while coordinating and providing innovative solutions to meet the needs of the community. VHB has been part of the LINC since the beginning, helping the City of New Rochelle gain approval for a DRI grant in 2019 to kickstart the LINC. Since then, it has assisted in two additional major federal funding awards (RAISE and NAE), as well as overseen an extensive traffic study to support the work necessary for project completion. VHB is now further building on this foundation to deliver to the City of New Rochelle an upstanding example of reconnecting a community previously torn apart.





## King Street TOD Study

Port Chester, New York

### Firm

VHB

### Client

MTA

### Schedule

Start: 2021

Completion: 2023

### Reference

Robyn M. Hollander, AICP  
Director-Capital Strategy &  
Program Delivery, Office of  
the President  
MTA Metro-North Railroad  
P: 212.499.4487  
E: rhollander@mnrt.org

VHB successfully completed this site planning study for an approximately 0.7-acre sized MTA property adjacent to Port Chester Station. This effort conceptualized development scenarios that both optimized the site's development potential while advancing key Metro-North Railroad (MNR) access needs for Port Chester Station including a long-desired cross platform overpass connection and more efficient connectivity between inbound and outbound platforms at the eastern end of the station. VHB employed a multi-pronged approach to develop the scenarios balancing zoning/regulatory context and development indicators with physical site constraints, station access, and MNR operational needs.

As part of this study, VHB authored a zoning framework for the site based on Port Chester's recently adopted character based zoning code. This effort helped to inform the development scenarios from a regulatory perspective and also alerted the MTA early on to potential zoning considerations such as an existing lot width nonconformance. Physical considerations that influenced the design included vertical and horizontal topographic changes, overhead catenary and associated clearances, preservation of the historic station building, and the on-site preservation of an existing communications facility with sufficient clearances.

More specifically, the study focused on improving connectivity between the site and station with a focus on ADA compliance and addressed the integration of vertical circulation elements with the existing platforms. The access improvements were also conceptualized to maintain sufficient clearances of physical infrastructure so as not to impact station or rail operations. The consideration of vertical circulation concepts, access strategies, infrastructure, and public realm elements such as an open space plaza and streetscape improvements were successfully developed in collaboration with appropriate representatives from both the MTA, MNR, and the Village of Port Chester.





## MBTA Communities Act Zoning Compliance Support

Multiple Locations, Massachusetts

### Firm

VHB

### Client

Massachusetts  
Housing Partnership

### Schedule

Start: 2023

Completion: 2024

### Reference

Katy Lacy  
Mass Housing Partnership,  
160 Federal Street  
Boston MA 02110  
P: 617.330.9955  
E: klacy@mhp.net

Through the Massachusetts Housing Partnership's (MHP) MBTA Zoning Compliance Technical Assistance (3A-TA) program, VHB is working with several towns to assist with rezoning to comply with the new MBTA Communities Act. Addressing the state's housing shortage, this law requires that towns and cities in Massachusetts that have (or border communities with) MBTA rapid transit, commuter rail, or bus service must rezone to allow for more multi-family housing.

Our team helped the Towns of Sudbury, Burlington, Hanson, Hanover, and Kingston by identifying district locations using GIS data, completing the state's compliance model, and drafting zoning language. We also created district visualizations and marketing materials to educate the public about compliance requirements and consequences of non-compliance. VHB is helping the Town of Burlington prepare an Economic Feasibility Assessment for submission to MHP with respect to the Town's policy that 15 percent of each residential project's units must be affordable in the new multi-family zoning district. In June 2024, Burlington and Sudbury adopted the MBTA Communities zoning through their respective Town Meetings.

VHB's understanding of this critical program has helped municipalities meet compliance requirements with ease and has enabled our developer clients to quickly identify sites for TOD opportunities.





## White Plains SS4A Vision Zero Action Plan

White Plains, New York

### Firm

VHB

### Client

City of White Plains

### Schedule

Start: 2024

Completion: Ongoing

### Reference

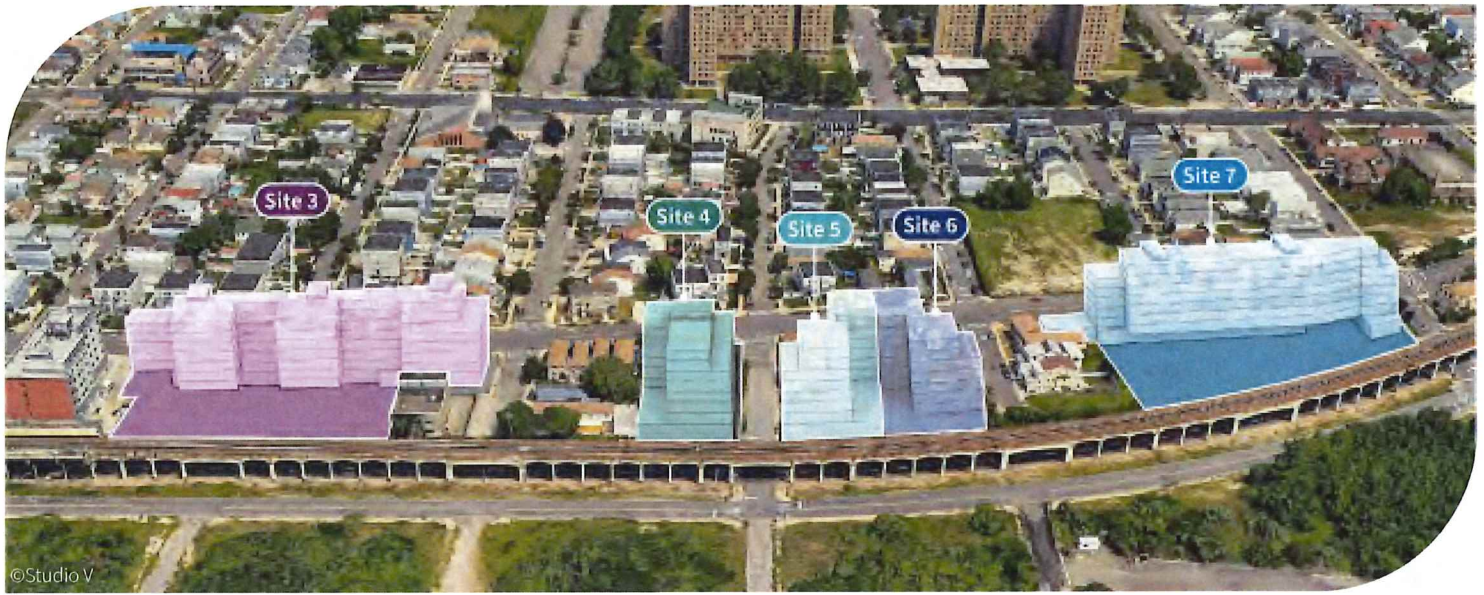
Ingrid Richards  
Senior Advisor to the Mayor  
Coordinator of Economic  
Development &  
Public Information  
City of White Plains  
P: 914.422.1411  
E: irichards@whiteplainsny.gov

VHB partnered with the City of White Plains to develop its SS4A-funded Comprehensive Safety Action Plan to advance its Vision Zero Initiative, helping the City establish safety targets aimed at achieving zero roadway fatalities and serious injuries by 2050.

VHB conducted a comprehensive literature review and documented best practices and lessons learned from past projects for inclusion in the plan. The foundation of the plan is data analysis. The VHB team compiled roadway, traffic, crash, and socioeconomic data to better understand transportation needs and equity factors. The plan included detailed crash data analysis, network screening to identify sites with the highest potential for crash reduction and safety improvement, and systemic analysis to understand risk factors and prioritize locations. VHB developed treatments for 12 project corridors, including 25 priority intersections, relying heavily on FHWA's proven safety countermeasures and other strategies consistent with a Safe System Approach. The plan also provided recommendations on non-infrastructure strategies including policy, enforcement, placemaking, wayfinding, public awareness, and education. Priority locations and strategies were shaped by both data analysis and input from the White Plains community. A robust community and stakeholder engagement plan was executed, including a dedicated project webpage, an online public input survey, pop-up outreach events, stakeholder meetings, and public meetings. The plan also established a Plan Advisory Committee consisting of diverse stakeholders (Common Council members, BID, enforcement, White Plains Hospital, residents) and City staff (planning, traffic, public works), which met multiple times to guide the process and provide feedback on draft deliverables.

VHB also supported the City in securing funding to implement plan recommendations, working with the City's grant writer on the FY 2025 Congressional Discretionary Spending request and the SS4A Implementation Grant application, providing strategy, narratives, mapping, and cost estimates.





## Edgemere Resiliency

Edgemere, New York

### Firm

VHB

Studio V

### Client

New York City Housing  
Preservation & Development

### Project Dates

Start: 2020

Completion: 2024

### Reference

Kevin Pariss

NYC HPD

P: 212.863.55105

E: parrisk@hpd.nyc.gov

Working in collaboration, VHB and STUDIO V developed a master plan for a more resilient community in Edgemere, Queens, with upzoning land areas near the train station and downzoning land areas near the waterfront. This land use framework downzoned certain neighborhoods to support resiliency measures and upzoned other areas with large vacant lots—particularly along the Rockaway Freeway transit corridor—to support improved commercial and residential zoning and much-needed housing.

For large vacant lots, Studio V assessed existing conditions, analyzed existing zoning, conducted studies and provided options and recommendations for rezoning by finding efficient massing to allow for the most number of residential units with parking requirements. The rezoning was approved by the city, council members and stakeholders, and the Edgemere Community Land Trust (CLT) was created to shepherd the development from the new zoning.

Working with VHB, Studio V provided additional services for the Edgemere CLT to assess the conditions and develop a program that allocated parcels for low rise development and others for open space (parks and gardens) and the utilization of solar panels for self-sufficient energy for the area. For the low-rise development, Studio V conducted a typology study for this area and developed a set of buildings (cottage, single family, and two family) that conforms to the new zoning to assist developers/owners for faster approval by the city.





## Brooklyn Yards

Brooklyn, New York

### Firm

Studio V

### Client

Brooklyn Yards  
Development

### Project Dates

Start: 2015  
Completion: Ongoing

### Reference

Meyer Lebovits  
Brooklyn  
Yards Development  
P: 718.682.2986  
E: meyer@mlestateholdings.  
com

Studio V's project for Brooklyn Yards is the result of an intensive and successful collaboration with state transportation authorities, city officials, and private developers. This transformative project reimagines an underutilized stretch of land above an exposed rail passage into a mixed-use development of fifteen residential buildings and a linear pedestrian park in Brooklyn's Borough Park neighborhood. Through comprehensive site condition assessments, feasibility studies, and programming analysis, STUDIO V provided critical insights that shaped the project's vision and confirmed its successful implementation.

Brooklyn Yards serves as a proof of concept for future developments along the future IBX light rail system, planned over the existing Bay Ridge rail line which is currently limited to freight, and extending from Southern Brooklyn through Queens. This innovative approach showcases how the city can create new light rail infrastructure while revitalizing communities impacted by large-scale infrastructure projects.

STUDIO V engaged the engineering team and led all feasibility studies, designs, and planning services. Detailed surveying and mapping defined the precise track alignment and optimized the site's irregular geometry. Additionally, the team played a pivotal role in coordinating the relocation of the Buckeye Pipeline and collaborating with the upcoming IBX Transit Line, confirming smooth integration with existing infrastructure and maximizing development potential. The project offers unusual and innovative housing types oriented to larger families as well as street-oriented stoop gardens, a linear pedestrian green open space extending three blocks, and our design for two children's playgrounds.





## Malverne TOD

Malverne, New York

### Firm

Studio V

### Client

RLM Group

### Project Dates

Start: 2009

Completion: 2010

### Reference

Robert Murphy

Principal Owner

RLM Group

P: 914.244.9494

E: rlmprkg@att.net

The Village of Malverne is a charming village in Long Island, with close proximity to NYC. A private developer reached out to STUDIO V to conduct feasibility studies to present a TOD Plan to the Village since the Village's purchase of a five-acre farm near the village center and train station. The plan retains the heritage of the village and balances a thought out program of mixed-use; retail, residential, entertainment, open spaces within a cohesive, walkable framework.

STUDIO V developed a detailed program of uses and spatial relationships that prioritize connectivity and placemaking. The design introduces a central "village green" and a network of public spaces that link existing town assets while respecting the scale and character of historic buildings. New streetscapes and pedestrian corridors connect the train station to the town center, strengthening access from surrounding neighborhoods.

Multi-level pedestrian and vehicular connectivity and circulation were core design drivers. The centrally located site was planned to integrate seamlessly with adjacent streets, major thoroughfares, and transit infrastructure, leveraging its visibility and access to support a vibrant, transit-oriented civic core. With this development, real estate around the area would flourish and offer the opportunity for further development of an urban center with low-rise residential buildings.





## Downtown Waterville Revitalization

Waterville, Maine

### Firm

BBB

### Client

Colby College; City  
of Waterville

### Project Dates

Completion: 2024

### Reference

Bryan Kaenrath  
Waterville, ME Former  
City Manager  
Current City Administrator  
City of Lewiston  
E: bkaenrath@  
lewistonmaine.gov

A historic partnership between Colby College and the City of Waterville has resulted in a revitalization plan that is transforming Downtown Waterville with economic development, cultural programs, and new public spaces.

The City of Waterville, Maine is experiencing a dramatic transformation. Historically a regional crossroads and thriving industrial city, Waterville faced economic challenges with changes in industry and manufacturing. Working with the City and Colby College, BBB facilitated an inclusive visioning process that engaged the community in a revitalization plan for Downtown.

Building on Waterville's historic architecture, local businesses, and anchor institutions, the plan has created a framework to guide a wide range of projects and initiatives. Strategic projects funded by Colby College and the Harold Alfond Foundation are leveraging additional private investment throughout Downtown.

Colby development includes a mixed-use building with student apartments and retail, a Main Street hotel, and the renovation of a historic office building. With a new cultural arts center, an expanded farmers market, and improved public open spaces, the revitalization effort is restoring Waterville's role as a regional destination and a hub for Mid-Maine economic development.





## College of Charleston Campus Framework Plan

Charleston, South Carolina

**Firm**

BBB

**Client**

College of Charleston

**Project Dates**

Completion: 2023

**Reference**

Cristi Schultz

Director of A/E,  
Facilities Management

College of Charleston

P: 843.953.0001

E: schultzca@cofc.edu

BBB's Strategic Framework Plan positions the College of Charleston as a national model for balancing historic preservation—on one of the country's most beautiful urban campuses—with contemporary academic priorities, while meeting urgent demands for accessibility, sustainability, and coastal resiliency.

The plan proposes adaptive reuse strategies at three scales—the entire campus, individual buildings, and public spaces—to transform existing facilities within the complex heritage environment of downtown Charleston and the fiscal constraints of a public institution. The initial planning process included robust engagement with students, faculty, staff, and local and regional stakeholders, to identify program needs and opportunities. The resulting campus plan supports the college's strategic plan with a roadmap of opportunities for infill development, preservation and adaptive reuse, program relocations, property acquisition and disposition, housing renewal, landscape and open spaces, sustainable infrastructure, resiliency and stormwater management, and parking.



## Writing Samples

Presented below are VHB's writing samples demonstrating clear, concise communication of complex topics, with a QR code included for direct access.

### Baldwin TOD Zoning & SEQRA

VHB supported the Town of Hempstead with planning, zoning, and environmental review services to create a mixed-use overlay district, guide corridor revitalization, and promote transit-oriented, resilient development near the Baldwin LIRR station.

### 20 South Second Avenue

VHB is providing land use, environmental review, and civil engineering support for a residential/mixed-use project in Mt. Vernon, including Phase II Environmental Site Assessment, geotechnical investigations, and reporting to evaluate recognized environmental conditions and inform project planning.

### South Norwalk TOD Improvements



VHB supported the City of Norwalk and Norwalk Redevelopment Agency with TOD planning, community engagement, infrastructure design, and grant assistance to enhance the South Norwalk station area, promote sustainable growth, and secure \$20 million in funding.

### Dobbs Ferry, Round 3

VHB collaborated with the Department of State, the Village, and the Local Planning Committee to identify, refine, and finalize public and private projects recommended for NYF funding.

### Sleepy Hollow Clean Energy Codes & Permitting

VHB is partnering with the Village of Sleepy Hollow to conduct a Clean Energy Zoning Code and Regulatory Review Audit, helping align local policies with NYSDERDA's clean energy and climate goals.





Village of Irvington Transit Oriented Development District

# 3

## Key Personnel

Project success depends on more than merely having the technical abilities needed to deliver great ideas and viable solutions; it also depends on people. As seen on the following pages, our team is comprised of a group of professionals who not only bring their focused strengths, but also contribute across the board to provide a variety of important perspectives.

Our staff qualifications, organization chart, and key staff resumes can be found on the following pages.



**Primary Contact: Andrew Buck**

**Project Manager Andrew Buck** grew up in Dobbs Ferry and has been a Rivertowns resident for most of his life. Andrew is excited to continue to help Irvington advance its sustainability and climate goals through enabling smart growth and transit-oriented development.

**P:** 212.857.7384 | **E:** [abuck@vhb.com](mailto:abuck@vhb.com)



## Staff Qualifications



### **Andrew Buck, AICP, ENV SP**

#### **Project Manager | Sustainability & Climate Lead**

Andrew Buck will serve as Project Manager, leading coordination, schedule management, and the integration of planning, zoning, and Smart Growth objectives. Andrew's experience spans community planning, climate and sustainability, and technology-enabled planning, where he has helped clients and communities across the region define and reach their climate and sustainability goals, including the Rivertowns with projects including Sleepy Hollow Climate Action Plan, Rivertowns Food Scraps Study, and the Ardsley Natural Resource Inventory.



### **Gina Martini, AICP, ENV SP**

#### **Deputy Project Manager | Land Use & Environmental Planning Lead**

Gina Martini will serve as Deputy Project Manager and Land Use & Environmental Planning Lead, supporting delivery, digital engagement, and zoning and environmental review coordination. Her 28 years of Lower Hudson Valley experience include zoning, housing, Smart Growth planning, and SEQRA for mixed-use and redevelopment projects.



### **Kathy Chan, AICP**

#### **Architecture & Urban Design Lead**

Kathy Chan will serve as Architecture and Urban Design Lead, guiding site planning, massing, and place-based design for the TOD district. As Co-Founder of STUDIO V, she has extensive TOD, rezoning, and rail-adjacent master planning experience across New York and has partnered with VHB on multiple projects.



### **Michael Goldemberg, AICP**

#### **Transportation Planning Lead**

Michael Goldemberg will lead TOD strategy and station area planning for the Irvington TOD District, shaping development scenarios and transit-supportive land use concepts. His experience spans more than 21 years in TOD and rail-adjacent redevelopment, including Metro-North corridor studies in Port Chester and South Norwalk.



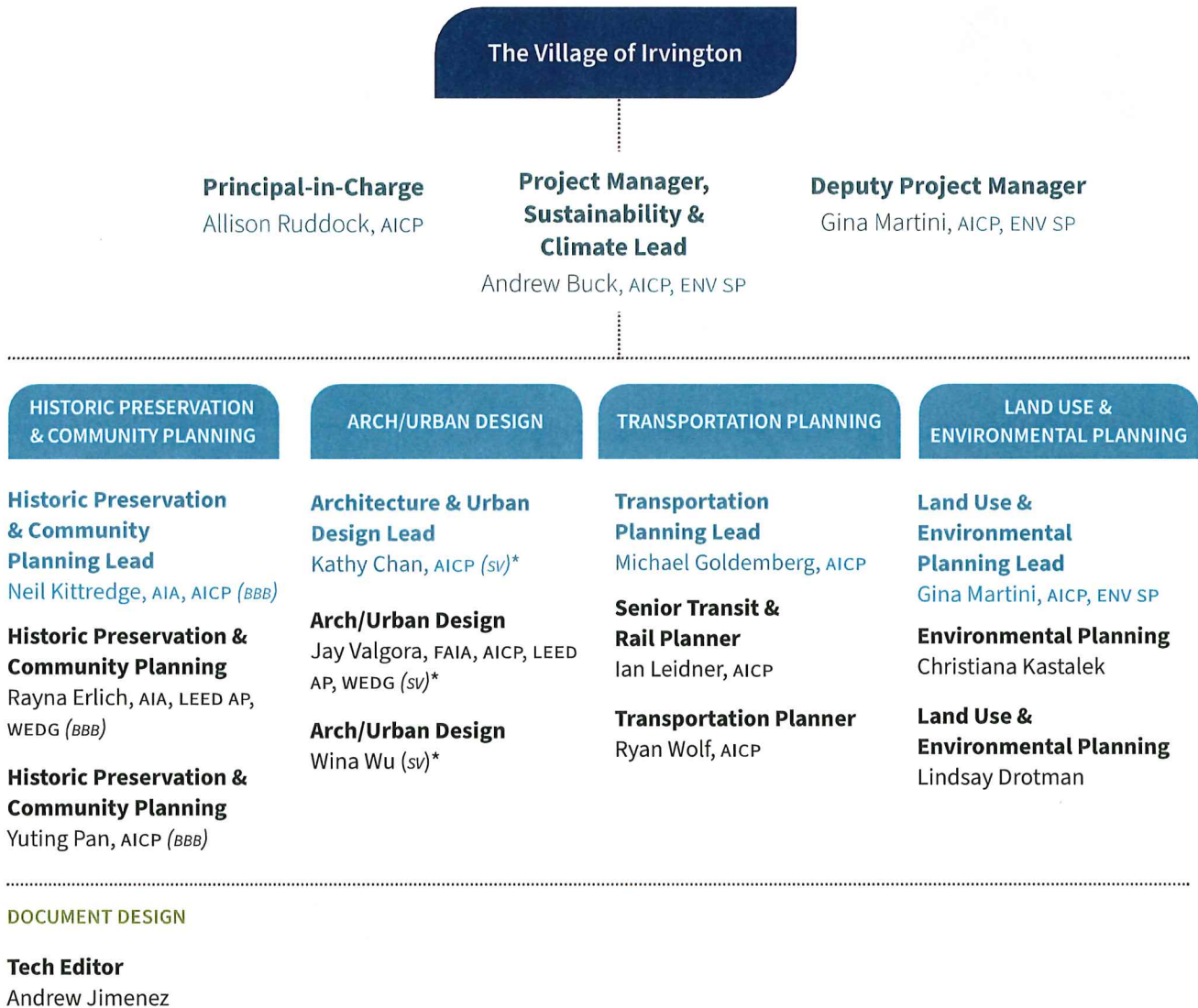
### **Neil Kittredge, AIA, AICP**

#### **Historic Preservation & Community Planning Lead**

Neil Kittredge will serve as Historic Preservation and Community Planning Lead, guiding context-sensitive planning and preservation strategy for the TOD District. He leads major urban design and revitalization efforts and is currently Partner-in-Charge for the Irvington Facilities Planning Project, bringing direct Village knowledge and adaptive reuse experience.



# Organization Chart



**SV** Studio V\*

**BBB** Beyer Blinder Belle Architects & Planners LLP

\*Denotes MBE/DBE Firm

All other employees are VHB unless otherwise noted above





**Firm**

VHB

**Education**

MUP, Urban Planning, New York University, 2005

BA, English, Haverford College, 1996

**Registrations/Certifications**

American Institute of Certified Planners, NY

**Affiliations/Memberships**

American Institute of Certified Planners

American Planning Association

## Allison Ruddock, AICP

Principal-in-Charge

**As Director of Planning for VHB's New York City office, Allison leads a 30-person team of planners, GIS analysts, air quality and noise specialists, and technical editors to deliver a range of projects for municipal, real estate, institutional, and transportation clients. She leads the team's efforts in confirming quality and timely delivery of project milestones.**

**Allison drives project performance through leadership that capitalizes on the strength of her team members, prioritizing effective communication and coordination. Allison directs planning and feasibility studies and environmental reviews for public- and private-sector clients pursuant to CEQR, SEQRA, and NEPA requirements and has delivered many transformative projects.**

*26 years of professional experience*

### **New York City Department of City Planning (NYCDP), City of Yes for Housing Opportunity EIS, Citywide, NY**

Allison led the VHB and subconsultant team in the preparation of the EIS for NYCDP's proposed citywide zoning changes that would make it possible to build more housing in all five boroughs of the city. The VHB team, working closely with NYCDP, modeled the effects of the zoning proposal, which consisted of different measures tailored to low-, medium-, and high-density districts, to determine how many additional units the zoning text amendment would allow to be built as-of-right over a 15-year horizon. Allison led the team in preparing an innovative EIS to assess the impacts of the potential 109,000 units throughout the city and then remodeled the development scenario to address adjustments to the zoning proposal made in response to community and local elected input.

### **Resilient Edgemere—NYCDP/New York City Department of Housing Preservation and Development (HPD) and ReAL Edgemere, Rockaway Queens, NY**

Allison led the firm's efforts to support HPD in its implementation of the Resilient Edgemere plan, which seeks to redirect denser development away from lower-lying, flood-prone areas and closer to transit nodes, create conditions for future development of open space in lower-lying areas, promote resiliency, and balance new commercial development within the Edgemere neighborhood. Allison directed a team in several major efforts, including the preparation of an EIS, a land use application, and a Blight Study, and follow-on support to the Community Land Trust (CLT)—ReAL Edgemere—selected by NYCHPD to transform 119 vacant lots within the neighborhood into affordable housing and open space. In connection with the work, Allison collaborated VHB's Technology group to facilitate the collection and visualization of detailed site conditions data at over 1,000 parcels in the Edgemere neighborhood.





### Allison Ruddock, AICP

#### **New York City Economic Development Corporation (NYCEDC) Bronx Point, Bronx, NY**

Allison provided planning services for the environmental review of NYCEDC's plans to activate a 4.75-acre, city-owned site along the Harlem River waterfront. The team prepared a Generic EIS pursuant to CEQR to assess the potential for impacts prior to the City's selection of a developer. The GEIS assessed the impacts from more than 1,000 residential units and mixed-use development on the site, which previously housed manufacturing and industrial facilities and the Erie Railroad Freight Station. Allison focused on the construction analysis for the EIS. The site has since been developed with 542 units of permanently affordable housing, an educational space for youth operated by Bronx Works, retail space, and new waterfront open space that connects to the adjacent Mill Pond Park. It is also the site of the future Hip Hop Museum.

#### **Hunters Point North Vision Plan for Resiliency, LIC Queens, NY**

The Hunters Point Community Coalition (HPCC) is in the process of developing a neighborhood framework plan that would allow for more sustainable, equitable, and climate resilient forms of urban design and planning. The plan incorporated many future-forward approaches towards integrating smart communities technologies like Zero Emission Vehicles and Climate Monitoring Systems. Working as a subconsultant to Nautilus, VHB provided a combination of neighborhood planning and design, digital stakeholder engagement, GIS analytics and digital modeling, and visualization support. Allison advised the team on the New York City land use review process and provided general support to VHB's Project Manager. This project received the 2025 Rebuild by Design NYS Adaptation and Innovation Award for Climate Adaptation Program.

#### **RXR and L&L, Starrett-Lehigh Terminal Warehouse EIS, New York, NY**

Allison served as the Project Manager for the Starrett-Lehigh Terminal Warehouse EIS, which analyzed the potential effects of rezoning both buildings to allow a more diverse range of tenant types, including academic, medical office, and other uses, giving each owner more flexibility to respond to changes in the economy over the long term. Both buildings are located within the West Chelsea Historic District, and the Starrett Lehigh building is an individual New York City Landmark. In addition to historic resources, the EIS had a particular focus on transportation and parking. Allison led the team in preparing a detailed parking demand and loading study and a freight management plan for the Starrett Lehigh building to address community concerns about potential pedestrian and loading conflicts for pedestrians accessing the nearby Hudson River Park. The parking demand studies consisted of a comprehensive analysis of weekday commercial delivery logs, review of dwell time at a similar nearby commercial building, projection of future deliveries, and evaluation of the number of delivery berths needed at the building in the future with the proposed rezoning. VHB also investigated pedestrian safety on West 26th Street and developed different design options to inform loading dock modifications to streamline operations.





**Firm**

VHB

**Education**

MRP, City and Regional Planning, Cornell University, 2014

BA, Journalism and Media Studies, New York University, 2007

**Registrations/Certifications**

American Institute of Certified Planners (Urban and Regional Planning)

Envision™ Sustainability Professional (Sustainability and Resiliency)

**Affiliations/Memberships**

American Planning Association, New York Metro Chapter

Urban Design Forum

## Andrew Buck, AICP, ENV SP

Project Manager | Sustainability & Climate Lead

Andrew has over 10 years of experience working in the field of planning, analytics, and design. His practice focuses on leveraging the convergence of technology and planning towards tackling complex problems such as accelerating impact of climate change on communities and infrastructure, building more sustainable approaches towards development, and helping clients adapt and thrive in the face of uncertainty through making better decisions based on better information. His career has seen him provide a wide variety of planning and technological services to numerous private and public sector clients both domestically and internationally.

### *19 years of professional experience*

#### **Village of Sleepy Hollow, Sleepy Hollow Climate Action Plan, NY**

Sleepy Hollow collaborates with VHB on its Climate Action Plan to tackle climate challenges. Andrew acted as the Project Manager and Technology lead, established datasets and climate modeling for a comprehensive vulnerabilities assessment. He analyzed carbon footprints, identified climate vulnerabilities and adaptation strategies, and decarbonization measures that would meet the New York State Climate Smart Communities program's requirements. Inclusive engagement combines workshops and digital tools, like multilingual Community Engagement Hubs, confirming broad community participation despite in-person limitations. This highlights the significance of trust-building partnerships, transparent data presentation, and community stewardship. The approach fosters both initial and enduring success in Sleepy Hollow's pursuit of carbon neutrality and climate resilience. Since being published, this project has received both the Westchester Municipal Planning Federation 2025 Planning Award and a 2025 "Built to Inspire" recognition from Rebuild by Design's NYS Adaptation and Innovation Award.

#### **Hunters Point North Vision Plan for Resiliency, LIC Queens, NY**

The Hunters Point Community Coalition (HPCC) is in the process of developing a community vision plan that would help guide more sustainable and equitable neighborhood development. A key part of this plan was developing different a neighborhood framework plan that would allow for more sustainable, equitable, and climate resilient forms of urban design and planning. The plan also incorporated many future-forward approaches towards integrating smart communities technologies like Zero Emission Vehicles and Climate Monitoring Systems. Working as a subconsultant to Nautilus, VHB provided a combination of neighborhood planning and design, digital stakeholder engagement, GIS analytics and digital modeling, and visualization support. Andrew acted as both the project manager for the VHB team as well as the Community Planning and Technology lead for the overall team. This project received the 2025 Rebuild by Design NYS Adaptation and Innovation Award for Climate Adaptation Program.

#### **NYSERDA, Village of Sleepy Hollow Clean Energy Codes and Permitting, Sleepy Hollow, NY**

Andrew Buck acted as the Project Manager for the Village of Sleepy Hollow's Clean Energy and Resilient Buildings Codes and Permitting Process Study, a strategic initiative supported by NYSERDA through its Category D Technical and Regulatory Support for Land Use Planning and





**Andrew Buck, AICP, ENV SP**

Zoning program. In this role, Andrew is leading VHB's efforts to identify and eliminate regulatory barriers to clean energy adoption, with a focus on revising zoning and building codes, as well as permitting processes, to better support energy-efficient construction, renewable energy systems, and Zero Emission Vehicle (ZEV) infrastructure. The project will provide a study that builds an understanding of existing code and process challenges and develop recommendations for implementation-ready measures that can be taken. The results will act as the foundation for a statewide proof-of-concept model to inform future regulatory reform. His experience in sustainable planning, regulatory frameworks, and stakeholder engagement will help the project align with both Sleepy Hollow's climate action goals and NYSEERDA's broader clean energy objectives.

**Village of Irvington, Rivertowns Food Scrap Study, Irvington, NY**

The Regional Food Scraps Pickup Program is a multi-municipality initiative in Westchester County designed to enhance organic waste collection through GIS modeling, regulatory assessments, and stakeholder collaboration. The program optimizes collection routes, aligns with state and local policies, and integrates best practices for food scraps management. As Project Manager, Andrew Buck coordinated municipal partnerships, led GIS-based feasibility analyses, and confirmed regulatory compliance. He facilitated stakeholder engagement with officials and managed vendor assessments to confirm operational feasibility. Additionally, he oversaw public outreach efforts, including a digital engagement hub, to drive community participation. His leadership confirmed a data-driven, efficient, and scalable program framework.

**Village of Ardsley, Village of Ardsley Natural Resource Inventory, Ardsley, NY**

Andrew acted as project manager for the development of the Village of Ardsley's Natural Resources Inventory (NRI), a comprehensive assessment of the community's environmental, cultural, and recreational assets to support sustainable land-use planning. Managed stakeholder engagement, coordinating with local officials, environmental groups, and community members to confirm alignment with conservation and resilience goals. Oversaw data collection and mapping efforts, identifying key resources, vulnerabilities such as flooding and habitat fragmentation, and opportunities for green infrastructure integration. Developed actionable recommendations to balance growth with environmental protection, providing a strategic foundation for future planning initiatives. Positioned the NRI as a critical tool for Ardsley's long-term sustainability, resilience, and resource preservation efforts.

**Resilient Edgemere—ReAL Edgemere Spaces for Growth, Rockaway Queens, NY**

The Resilient Edgemere project, led by NYC Department of Housing, Preservation, and Development, is aimed to support the new ReAL Edgemere Community Land Trust (CLT) and to reshape the Edgemere community's future with equitable and resilient housing. As VHB's Climate and Neighborhood Design lead, Andrew helped the CLT to establish a comprehensive framework guiding future open space, housing, and commercial development. This plan empowered Edgemere's ability to while bolstering sustainability and climate resilience. The project also focuses on waterfront reconnection for recreation and coastal resiliency, blending science and cocreation. The strategy encompasses housing and open space programming integrating climate adaptation, community health, recreation needs, and economic empowerment.





**Firm**

VHB

**Education**

MUP, Urban Planning, Hunter College, 1996

BA, Political Science, Purchase College, 1994

**Registrations/Certifications**

American Institute of Certified Planners

Envision™ Sustainability Professional

**Affiliations/Memberships**

National Association for County Community and Economic Development

National Association of Housing and Redevelopment Officials

American Planning Association, NY Metro

**Gina Martini, AICP, ENV SP**

Deputy Project Manager | Land Use & Environmental Planning Lead

**Gina is a Senior Project Manager for planning and environmental review efforts throughout the Lower Hudson Valley and Long Island, including land use, zoning, affordable housing, grant writing, economic development, and environmental impact analysis pursuant to the SEQRA.**

*28 years of professional experience*

**ESD, DRI Strategic Investment Plan, Kingston, NY**

Gina assisted in the development of a downtown investment plan for the City of Kingston to help strategically invest 9.7 million in funding from ESD for projects that will provide economic benefits to the City. Her responsibilities included the development of project profiles and QA/QC of the strategic implementation plan.

**Macquesten, St. Clair-Yonkers, Yonkers, NY**

Gina was the Project Manager and provided preliminary SEQRA services for the proposed development of a multi-story mixed-use building located at the southwest corner of Riverdale Avenue and Main Street in Yonkers. The building will be a ten-story, 76-unit apartment building with approximately 9,400 SF of commercial at the ground level.

**Town of Hempstead, Baldwin Revitalization Project, Baldwin, NY**

Gina provided planning, zoning, and SEQRA environmental review services for the development of a mixed-use overlay zoning district that will offer incentives to attract new development and property improvement programs to preserve and enhance existing community assets. The project includes rezoning of a quarter-mile corridor, the development of design guidelines for new development within the project area and determining maximum potential future development yield. Potential future development within the project area will be the focus of a Generic Environmental Impact Statement (GEIS). Thresholds, under which future development will be subject to an expedited review process, were developed.

**Nassau County, Urban County Consortium, Nassau County, NY**

Gina provides extensive community development and housing services to Nassau County and its 31-member consortium focusing on analysis of all Community Development Block Grant (CDBG) and HOME Investment Partnerships Program projects for the Urban County Program to confirm compliance with NEPA Part 58 and other environmental regulations. Gina also maintains the County's environmental review record as required by HUD.





**Gina Martini, AICP, ENV SP**

**Suffolk County, CDBG, Suffolk County, NY**

Gina serves as Project Manager providing CDBG Program services to the Suffolk County Office of Community Development. Gina has overseen assignments including the preparation of the five-year Consolidated Plan that covers fiscal years 2020 through 2024; preparation of the County's Analysis of Impediments to Fair Housing (AI); Annual Action Plans; Consolidated Annual Performance and Evaluation Reports (CAPERS); Consolidated Plan Substantial Amendments; and the HOME American Rescue Plan Allocation Plan. Under Gina's direction, VHB continues to provide these services to Suffolk County.

**MacQuesten Development LLC, The Parker, Yonkers, NY**

Gina is the Project Manager, providing NEPA and SEQRA services for the proposed development of a 160-unit affordable housing/mixed-use development located at 632-636 South Broadway in Yonkers. The building will be a 16-story, 160-unit affordable apartment building with 150 parking spaces and approximately 4,460 SF of commercial/retail space at the ground level.

**Westchester BioScience and Technology Center, Mount Pleasant, NY**

Gina provided planning and SEQRA environmental review services for the development of a BioScience and Technology village to include 3 million square feet of bio-tech/medical technology space and medical office space, retail, hotel and conference facilities and an children's educational science center. The project is a public-private partnership which will be developed on the 80-acre site in three phases over a ten-year period. The SEQRA process for this project included a detailed analysis of infrastructure improvements, construction impacts, fiscal impacts and other potential project-related impacts.

**Town of Islip, Community Development Agency, Islip, NY**

Gina managed the preparation of an Analysis of Impediments to Fair Housing Choice on behalf of the Town of Islip Community Development Agency as part of the CDBG Consolidated Strategy and Plan. The analysis included a thorough review of available regional data, contact with the public and housing-related organizations, a review of local land use and administrative policies affecting housing patterns and practices, and two surveys on housing discrimination perceptions in the Town. Gina continues to manage on-call community development planning and CDBG compliance services for the Islip Community Development Agency.

**Town of Hempstead, Planning and CDBG Administration, Hempstead, NY**

Gina provides planning services to the Town of Hempstead for its CDBG program. She maintains the NEPA Environmental Review Record for CDBG projects and prepares the Annual CDBG Program Application for federal funding through Nassau County.





**Firm**

VHB

**Education**

BS, Environmental Studies,  
SUNY College of Environmental  
Science and Forestry, 2017

## Christiana Kastalek

Environmental Planning

**Christiana is an environmental planner with significant DRI experience. She is intimately familiar with strategic implementation plan development, public involvement approaches, and meeting client expectations. She also brings experience in the preparation of planning and zoning analyses and DEIS for a broad range of projects, including commercial, residential, and institutional developments throughout the Rivertowns, Westchester, and Long Island.**

*8 years of professional experience*

### **New York State, NYF Round 1—Village of Sleepy Hollow, New York and Village of Cornwall-on-Hudson and Town of Cornwall, NY**

As Deputy Project Manager, Christiana assisted in the development of a downtown investment plan for the Village of Sleepy Hollow and the Village of Cornwall-on-Hudson and Town of Cornwall to help strategically invest \$4.5 million in funding from the Department of State for projects that will provide economic benefits to both communities. Her responsibilities included for both communities, project management, preparation of two community meetings and five local planning committee meetings, subcontractor coordination, the development of project profiles and the strategic implementation plan. As part of her role, she coordinated work amongst the project consulting team, the municipalities, and the State.

### **Town of Hempstead, Baldwin Overlay Draft Generic Environmental Impact Statement, Baldwin, NY**

Christiana provided SEQRA services and assisted in the preparation of the Draft Generic Environmental Impact Statement for the implementation of an overlay zoning district for approximately 87 acres in a three quarter-mile mixed-use corridor running along Grand Avenue from the intersection of Florence Street/Milburn Avenue to the north and Merrick Road to the south, hamlet of Baldwin, Town of Hempstead, Nassau County.

### **New York State, Downtown Revitalization Round 5, Village of Ossining, NY**

As Deputy Project Manager, Christiana assisted in the development of a downtown investment plan for the Village of Ossining to help strategically invest \$9.7 million in funding from ESD for projects that will provide economic benefits to the Village. Her responsibilities included project management, preparation of three community meetings and eight local planning committee meetings, subcontractor coordination, the development of project profiles and the strategic implementation plan. As part of her role, she coordinated work amongst the project consulting team, the Village and the State.





## Christiana Kastalek

### **Town of Smithtown, Kings Park Downtown Revitalization Master Plan, Kings Park, NY**

Christiana has helped to develop the Kings Park Downtown Revitalization Master Plan to provide a comprehensive plan for the revitalization of the downtown Kings Park. The primary ideas highlighted within the Kings Park Downtown Revitalization Master Plan include the implementation of sewerage and code revisions to accommodate future development. Christiana is currently aiding in the preparation of the Draft Environmental Impact Statement (DEIS) to analyze potential environmental impacts to be created by introduced upon the implementation of sewerage and accepting the proposed code revisions.

### **New York State, NYF Round 2—Village of Montgomery, NY**

As Deputy Project Manager, Christiana assisted in the development of a downtown investment plan for the Village of Montgomery to help strategically invest \$4.5 million in funding from the Department of State for projects that will provide economic benefits to the community. Her responsibilities included project management, preparation of two community meetings and six local planning committee meetings, subcontractor coordination, and the development of the strategic implementation plan. As part of her role, she coordinated work amongst the project consulting team, the municipality, and the State.

### **Incorporated Village of Brookville, Recodification SEQRA, Brookville, NY**

Christiana has aided in the preparation of SEQRA services for the recodification of various local laws within the Village of Brookville, New York.

### **ESD, Belmont Park Redevelopment Civic and Land Use Improvement Project, Elmont, NY**

Christiana aided the preparation of the Land Use, Zoning and Community Character, Community Facilities and Utilities and Water Resources analyses for the Draft Environmental Impact Statement (DEIS) which considered the proposed redevelopment of approximately 43 acres of land located within Belmont Park in the unincorporated hamlet of Elmont, Town of Hempstead, Nassau County, New York. Christiana is currently working diligently on reviewing, addressing and preparing the Final Environmental Impact Statement (FEIS).

### **Village of Irvington, Rivertowns Food Scrap Study, Irvington, NY**

Christiana served as the Deputy Project Manager and lead engagement strategist for the Village Consortium's Food Scraps and Organics Feasibility Study. Conducted by VHB, this study aimed to enhance the sustainability and waste management practices of seven villages (the Village Consortium) along the Lower Hudson River. The project evaluated existing food scraps programs and identified opportunities to develop new strategies to increase community participation. In her role, Christiana assisted the Project Manager in leading the VHB team to assess the villages' current food scraps management systems and recommend strategies to optimize operations. She also developed materials and facilitated two focus group meetings with key community stakeholders to gather insights that informed the study's recommendations, and she coordinated monthly calls with the Village Consortium.



**Firm**

VHB

**Education**

MPP, Public Policy, University of Connecticut, 2024

BS, Applied and Resource Economics, University of Connecticut, 2022

**Lindsay Drotman**

Land Use &amp; Environmental Planning

**Lindsay is a Community Planner in VHB's Hauppauge, NY office with nearly two years of professional experience supporting environmental, housing, and community development initiatives. She holds a Master of Public Policy and a Bachelor of Science in Applied and Resource Economics from the University of Connecticut. Her experience includes preparing technical reports and mapping to support SEQRA/NEPA documentation, and coordinating with local governments, community organizations, stakeholders, and clients to advance planning and environmental review processes. Throughout her academic and professional career, Lindsay has focused on the complex issues of sustainability and environmental conservation and is committed to identifying innovative, practical solutions that support healthier, more resilient communities.**

*2 years of professional experience*

**Town of Hempstead, SEQRA Review, Baldwin, NY**

Lindsay prepared SEQRA documentation and a consistency analysis for a proposed residential development within the Baldwin Mixed-Use Zoning Overlay District. Her work evaluated the project's consistency with the Findings Statement for the Generic Environmental Impact Statement (GEIS) for the Town of Hempstead's Baldwin Mixed-Use Zoning Overlay District and supported the SEQRA review process for the proposed development.

**Nassau County, CDBG Program Administration, Nassau County, NY**

Lindsay works with the Nassau County Office of Community Development to maintain the County's compliance with NEPA Part 58 and other requirements for projects funded under the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program and HOME Investment Partnership Program. She coordinates submission of Environmental Review Records in HUD's Environmental Review Online System (HEROS) and oversees the County's adherence to the Build America, Buy America Act for HUD funded projects. Lindsay supports the preparation of HUD compliance documentation including Consolidated Plans, Annual Action Plans, and Fair Housing Plans.

**Nassau County, Fair Housing Plans, Long Island, NY**

Lindsay has prepared Fair Housing Plans for multiple municipalities across Long Island, including Nassau County, Suffolk County, the Town of Islip, and the Town of Babylon. Using U.S. Census and other demographic and housing data, fair housing complaint data, and input from stakeholder and public meetings, she conducted assessments of impediments to fair housing in each community and developed actionable strategies to promote fair housing choice over the next five years.





### Lindsay Drotman

#### **Steel Equities, Mixed-Use Development, Melville, NY**

Lindsay contributed to the preparation of the Land Use, Zoning and Community Character, Community Facilities and Utilities, Water Resources, and Transportation analyses for an Expanded Environmental Assessment evaluating the potential impacts of redeveloping a vacant 16-acre commercial property with a mixed-use development. The analysis supported implementation of the Town of Huntington's newly adopted Melville Town Center Overlay District, intended to facilitate the revitalization of underutilized office and industrial properties.

#### **Village of Bellport, Bellport Bay Infrastructure Improvements, Bellport, NY**

Lindsay is supporting the Village of Bellport's Bellport Bay Infrastructure Improvements funded through a Community Project Funding (CPF) grant. She prepared the NEPA Environmental Assessment (EA) documentation and supporting maps to evaluate potential environmental impacts and confirm compliance with federal requirements, including coordinating the environmental review submission through HEROS. The project is now undergoing SEQRA review, and she is currently preparing the SEQRA documentation.





**Firm**

VHB

**Education**

MURP, Urban Planning,  
New York University, 2005

BA, Political Science, University  
of Wisconsin, 1999

**Registrations/Certifications**

American Institute of  
Certified Planners

**Affiliations/Memberships**

Metropolitan Railway Club of  
New York

American Council of  
Engineering Companies,  
Leadership Institute

American Planning Association,  
New York Metro Chapter

## Michael Goldemberg, AICP

Transportation Planning Lead

**Michael is the Transit & Rail Planning Lead in VHB's New York City office. He is an experienced planner with a broad base of multidisciplinary experience related to neighborhood and corridor planning, transportation infrastructure planning and site and campus development projects. He has extensive experience preparing and managing environmental analyses under NEPA and state environmental review guidelines in coordination with all levels of government. Projects range from FTA-sponsored Alternatives Analyses to NEPA Categorical Exclusions and complex, multidisciplinary EIS. Recent assignments include Project Manager roles for community development and TOD studies in Norwalk, CT as well as a TOD site planning study in Port Chester, NY.**

*21 years of professional experience*

### **MTA, King Street TOD Study, Port Chester, NY**

Michael served as Project Manager for this site planning study for an approximately 0.7-acre sized MTA property adjacent to Port Chester Station. VHB employed a multi-pronged approach to develop the scenarios balancing zoning/regulatory context and development indicators with physical site constraints, and MNR operational needs.

### **Norwalk Redevelopment Agency, South Norwalk Station Area Study, Community Development Planning and Grant Program Support, Norwalk, CT**

As Project Manager for this on-call contract, Michael led a TOD plan for the South Norwalk station area that addresses land use and the build-out potential of public property, affordable housing, transportation infrastructure, Complete Streets improvements and historic and neighborhood preservation. A major element has been the adaptive reuse of the South Norwalk Railroad Station (SNRR) as a multi-modal transportation hub. This community-driven plan provides near- and long-term strategies to encourage investment, economic growth, equity, and future investment in the neighborhood and public transportation infrastructure. To facilitate the implementation of study recommendations, VHB has supported the Agency with the preparation of grant applications (RAISE and others) involving benefit-cost analysis, concept design development, and technical support related to environmental review requirements. Through this effort, the Agency was recently awarded \$6M through the Connecticut Communities Challenge Grant program and a \$14M RAISE grant. Michael is currently leading the preparation of a Community Development Plan that outlines a series of equitable development strategies and quality of life improvements focused on smart cities, digital equity, affordable homeownership opportunities and community health and safety.

### **NJ TRANSIT, HBLR 34th Street Bayonne Development Advisory Services, NJ**

Partnering with HR&A, Michael was responsible for the delivery of an existing site conditions report to help inform a developer RFP at this light rail station.





**Michael Goldemberg, AICP**

**MTA, FMLM Station Access Mobility Study & Toolkit Development, New York, NY**

Project Manager for an initiative to develop tools and strategies to encourage alternative means of station access and sustainable infrastructure improvements around MNR and LIRR stations while reducing reliance on the use of single-occupancy vehicles and associated parking facilities. Michael oversaw the development of an interactive First and Last Mile (FMLM) Toolkit designed to help municipalities, and other entities plan FMLM enhancements around their stations. VHB also facilitated a virtual symposium with communities throughout the Hudson Valley and Long Island and developed 10 pilot programs for communities to identify FMLM improvements.

**City of New Rochelle, NYSDOT, Lincoln Avenue Corridor Improvement, New Rochelle, NY**

Michael is serving as NEPA Technical Advisor for a pedestrian connectivity project which converts portions of a highway to a linear public open space.

**Connecticut Department of Transportation (CTDOT), Stamford Transportation Center Master Plan, Stamford, CT**

Michael was a Project Planner providing a comprehensive review and evaluation of the existing Stamford Transportation Center site and conceptual recommendations for improvements supporting increased public and private transit use as well as enhanced vehicular, bicycle and pedestrian access to the state's busiest rail station. Michael authored a white paper of comparable state-of-the-art transit center projects to benchmark brand identity, physical connectivity between transit modes, technological innovation, and the customer experience.

**ESD, Creedmoor Mixed-Use Project, Queens, NY**

Michael is serving as overall Deputy Project Manager and EIS Task Leader for the SEQRA environmental services required to facilitate the comprehensive redevelopment of 59 acres of vacant and underutilized State-owned land within the Creedmoor campus in eastern Queens with approximately 3 million gross square feet of mixed-use space including 2,775 residential units. In addition to management of the EIS, Michael provided oversight for the preparation of an Existing Conditions Report pursuant to the NYS UDC Act, and an Alternatives Analysis requested by SHPO. Environmental screening analyses of the site were performed pursuant to City Environmental Quality Review technical areas.

**NJ TRANSIT, Trans-Hudson & Gateway Programs Management Support Services, NJ**

Michael is serving as Project Manager for this effort which provides program management support services to NJ TRANSIT for the Trans-Hudson and Gateway Programs. VHB is providing consulting services to assist in the management of NJ TRANSIT's role in these programs, serving as an extension of NJ TRANSIT's staff and offering strategic advice on funding, planning, operational, design, construction, and environmental issues. VHB also developed an interactive geospatial application and project monitoring tool for NJ TRANSIT use.





**Firm**

VHB

**Education**

MUP, Urban Planning, New York University, 2020

BA, Urban Studies, Vassar College, 2014

**Registrations/Certifications**

American Institute of Certified Planners

**Affiliations/Memberships**

New York State GIS Association

American Planning Association, New York Metro Chapter

Young Professionals in Transportation

**Ian Leidner, AICP**

Senior Transit & Rail Planner

**Ian is an experienced planner with a broad base of multidisciplinary experience related to neighborhood and corridor planning, transportation infrastructure projects, and federal grant applications. He also has experience in the preparation of NEPA environmental analyses. His projects have ranged from new light rail projects to large scale mixed-used developments to the merger of Class I freight railroads.**

*11 years of professional experience*

**NJ TRANSIT, Trans-Hudson Network Planning Strategy, NJ**

Ian supported NJ TRANSIT across five years of the Trans-Hudson Network Planning Strategy contract, studying new and creative ways to get riders across the Hudson River before the completion of the Gateway Program and the Port Authority Bus Terminal Redevelopment. More specifically, Ian led multimodal hub and new mobility studies and developed service scenarios to support additional trans-Hudson ferry operations.

**NJ TRANSIT, Morris & Essex Line Capacity Study, Morris and Essex Counties, NJ**

Ian analyzed current and historical train schedules to understand and compare levels of service and terminal capacity along the Morris and Essex Lines and associated routes. This was part of VHB's effort to assess capacity improvements for NJ TRANSIT's Morris-Essex Commuter Rail Line Transportation Master Plan.

**MTA, Program Management and Design, New York, NY**

With the \$54.8-billion Capital Program, MTA is executing an aggressive state-of-good-repair program, consisting of 51 projects in four programmatic disciplines (bus, line structures, rail facilities, and wayside power) within a 16-month time frame. As part of the program management team, Ian is providing program management support working across all programs to identify environmental review needs, prepare SEQRA documentation and determine SHPO historic preservation needs for each project.

**MTA, Environmental and Engineering Services for the Staten Island North Shore BRT, Staten Island, NY**

Ian supported MTA in advancing Staten Island North Shore Bus Rapid Transit (BRT) through the SEQRA environmental review processes while also advancing conceptual engineering of the proposed busway and associated stations. Station layouts were developed with particular emphasis on pedestrian connectivity between station elements and existing communities. Ian's responsibilities involved an update to the Alternatives Analysis, evaluating access options to and terminal station feasibility at St. George, coordination with MTA Real Estate regarding property needs, and oversight of the EIS.





**Ian Leidner, AICP**

**EDC, BQX Alternatives Analysis, Queens, NY**

For the BQX streetcar project, Ian researched and developed modal alternatives, including BRT and a local bus enhancement option. He made determinations on BRT elements such as dedicated guideways, traffic signal priority, and articulated buses for application along the BQX corridor. He compared alignment options for BRT and Light Rail Vehicles along the corridor, analyzing traffic impacts, existing infrastructure, and the existing public transit network. Ian researched and analyzed local bus and BRT system best practices from across the United States and the world for application to the BQX BRT option. He also planned streetscape enhancements, improvements, and changes to enable Brooklyn and Queens streets to accommodate a BRT route.

**MARTA, Atlanta BeltLine Light Rail Transit (LRT) Feasibility Study, Atlanta, GA**

Ian served as Transportation Planner for the MARTA BeltLine LRT Feasibility Study. VHB provided transit planning, engineering, and environmental review services for MARTA to assess the feasibility of future extensions of its streetcar system both in-street and along the BeltLine corridor. This project included the evaluation of right-of-way, adjacent developments, physical constraints, cost estimates, and potential environmental risks as well as connectivity opportunities for alternatives previously identified by the BeltLine and newly identified within this study. The results of this study provided an objective review of future extensions for decision-makers and positioned MARTA for strategic considerations of environmental documentation and funding opportunities. In his role as Transportation Planner, Ian researched and developed alignment alternatives, including extensive mapping in GIS. He worked closely with MARTA staff to identify preferred alignment locations, connections to existing MARTA rail, and streetscape hazards. He developed an evaluation matrix to compare the effect of alignment options on traffic, pedestrians, and historic resources, as well as benefits for underserved and environmental justice communities.

**NYSDOT Rail GEC, Rhinecliff Station NEPA/Section 106 Documentation, Rhinecliff, NY**

Ian is serving as NEPA Lead for this project which updates project documentation (NEPA Categorical Exclusion and Section 106 material) to facilitate the implementation of a station improvement project in collaboration with NYSDOT and Amtrak.



**Firm**

VHB

**Education**

MCRP, Urban Planning, Rutgers University, 2021

MA, Public Policy, Stony Brook University, 2017

BA, Political Science, Stony Brook University, 2013

**Registrations/Certifications**

American Institute of Certified Planners

**Ryan Wolf, AICP**

Transportation Planner

Ryan Wolf is a Transportation Planner at VHB. Previously, Ryan served as a **Downtown & TOD Specialist for the Suffolk County Department of Economic Development and Planning**, where he worked on a range of comprehensive transportation and mobility projects. Ryan received his Master's in City and Regional Planning from Rutgers University and a Master's in Public Policy from Stony Brook University.

*7 years of professional experience*

**City of White Plains, SS4A Comprehensive Safety Action Plan, White Plains, NY**

The City of White Plains partnered with VHB to develop their SS4A Comprehensive Safety Action Plan. The City of White Plains is committed to advancing initiatives that improve the efficiency and safety of the local roadway network while also improving transit access, walking, bicycling, and related streetscape enhancements. As Deputy Project Manager, Ryan led the crash, equity and spatial analyses for the Action Plan, developed site specific and corridor recommendations, including for active transportation facilities, that span the City's jurisdiction, heavily contributed to the plan development process and was deeply involved in VHB's public outreach efforts for the effort.

**Village of Warwick, SS4A Comprehensive Safety Action Plan, Warwick, NY**

The Village of Warwick is partnering with a team of consultant firms, including VHB acting as a subconsultant, to develop a Townwide Safety Action Plan that will encompass the Town of Warwick, Village of Warwick, Village of Florida and Village of Greenwood Lake. As the lead transportation planner, Ryan is currently spearheading VHB's scope to conduct a comprehensive crash assessment and develop a High Injury Network that will form the basis of the Safety Action Plan.

**Suffolk County Department of Economic Development & Planning, Midway Crossing TOD, Suffolk County, NY**

In his previous role as Downtown and Transit Oriented Development Specialist with Suffolk County, Ryan closely supported several TOD initiatives, most notably the planning for the nearly \$3 billion former Midway Crossing Transit Oriented Development proposal at the Ronkonkoma Long Island Rail Road Station. This work included contributing to concept development, public outreach and grant writing in support of the proposed TOD at one of Long Island's busiest train stations.

**SUNY Stony Brook University, Facilities Master Plan, Stony Brook, NY**

Ryan is currently leading the circulation assessment for the Facilities Master Plan effort. This includes inventorying and assessing existing conditions and developing recommendations for the institution's vehicular, pedestrian, bicyclist and transit networks, as well as for their parking inventories.





**Ryan Wolf, AICP**

**Binghamton University, SUNY Facilities Master Plan, Binghamton, NY**

This project involved providing SUNY Binghamton University with a comprehensive update to all phases of the campus's 2010 facilities master plan and a review of all residential buildings on the campus. The updated facilities master plan provided a 10-year plan to guide future capital improvement projects on Binghamton University's main campus, Innovative Technologies Complex (ITC), Downtown Center, and Health Sciences Campus. As a subconsultant to the prime contractor, VHB provided transportation and civil engineering services. Ryan spearheaded the assessment of SUNY Binghamton University's existing transportation network and developed a range of recommendations and strategies pertaining to the campus circulation, including the adoption of a campuswide Complete Streets strategy, expansion of pedestrian infrastructure and introduction of a formal, connected bike network throughout the University's Main Campus.

**NYSDOT, Active Transportation Strategic Plan, Statewide, NY**

VHB is currently updating New York State's pedestrian and bicycle plan which dates back to the late 1990s. Rebranded as the Active Transportation Strategic Plan, the VHB team—with partners Toole Design Group, Urban Cycling Systems, and Melissa Johnson Associates (MJA)—is developing a policy-based plan that will provide a blueprint to enhance safety and accessibility to people walking, rolling, bicycling, and using micromobility devices. The effort will include a level of traffic stress (LTS) analysis on state roads, an assessment of demand—especially through a lens of equity—and a crash analysis. The resulting plan will include a revised highway design manual, a robust statewide Complete Streets policy, and recommendations for safety improvements on NYSDOT roadways to contribute to New York State's overarching vision of eliminating roadway fatalities and serious injuries. Ryan has prepared portions of the Plan, conducted the systemic screening crash analysis for the Plan, conducted reviews of statewide plans and policies pertaining to active transportation and roadway safety in New York State, and has assisted with the Strategic Plan's outreach efforts, including two multi-day workshops for representatives from NYSDOT's eleven regions



**Firm**

Studio V

**Education**

Cornell University, Bachelor of Science

**Registrations/Certifications**

American Institute of Certified Planners

**Affiliations/Memberships**

American Planning Association

**Kathy Chan, AICP**

Architecture &amp; Urban Design Lead

Kathy was born in Hong Kong and raised in NYCHA housing on the Lower East Side of New York City. The urban settings of her youth encouraged Kathy to explore spaces within neighborhoods and influenced her to seek strategies to enliven and connect communities. As a Co-Founder and Managing Partner of STUDIO V Design + Planning, Kathy is an innovative strategic planner with 18 years in the field of planning and design, and more than 35 years in business management.

Kathy provides leadership and supervision for a range of municipal and state planning and design projects. She works and collaborates with clients, professional consultants, and stakeholders to deliver thoughtful and actionable solutions that support diversity, resiliency, sustainable, and equitable developments to enhance and enrich neighborhoods and communities.

*35+ years of professional experience*

**Edgemere Resiliency, Rockaways, NY**

In collaboration with VHB, Kathy worked on studies to rezone seven underdeveloped blocks in the Edgemere neighborhood of the Rockaways by the Beach 44th Street Train Station for NYC Housing and Preservation Development. The studies formed the basis to upzone the land near the train station for more density to build housing. This project also included designing resilient housing for low-lying areas and conducting a detailed solar panel feasibility study.

**Brooklyn Yards, New York, NY**

For the master plan in south Brooklyn, Kathy is working with state and local agencies to build over a freight rail line for much-needed housing in the Borough Park area of Brooklyn. This includes developing massing, program, design, and drawings for a ULURP application and working with a team of professionals to assist the client on this innovative endeavor.

**Malverne TOD, Malverne, NY**

At the request of a private developer, Studio V worked on a feasibility study and developed a master plan with concept designs for a Transit-Oriented Development in the Village of Malverne, NY. Kathy researched precedents that reinforce the village's small-town character while integrating thoughtfully mixed uses. The plan balances retail, low-rise residential, parking, entertainment, and public open space within a cohesive, walkable framework.

**SPARC Kips Bay, New York, NY**

For the NYC Economic Development Corporation, as a sub-consultant to VHB, Studio V developed all documents related to planning approvals for the Science Park and Research Campus (SPARC) Kips Bay project, which comprises CUNY, a public school, and research and laboratory facilities. Kathy oversaw her team to develop the technical drawings for the site, as well as the public access and connections to the campus from the surrounding neighborhood.

**Creedmoor Master Plan, Queens, NY**



**Kathy Chan, AICP**

Studio V is collaborating with VHB and a team of energy consultants to develop a comprehensive Net Zero Master Plan for NYSERDA on 59 acres of the Creedmoor campus. Kathy is overseeing the work on the master plan of the campus to maximize sustainable solutions for the design guidelines that will be provided to developers as they build on campus. This includes design options for renewable energy systems and high-performance buildings.

**Homeport II, Brooklyn, NY**

For the NYC Economic Development Corporation, Studio V is providing design services to readapt a portion of the warehouse into offices, storage, and workshop space as an additional location for NYC Ferry Homeport II. Kathy is working with the professional team to update the building to meet stringent new sustainability codes and incorporate resiliency features.

**Arch Street, Long Island City, NY**

Working closely with WSP, the prime consultant, Studio V developed an innovative plan to partially reclaim the seven-acre Arch Street Yard for residential development while keeping underlying rail operations fully functional. Kathy led the Studio V team on the project, which balanced adaptive reuse of a former freight yard with future LIRR support functions.





#### Firm

Studio V

#### Education

Harvard University Graduate School of Design, Master of Architecture

Cornell University, Bachelor of Architecture

Fulbright Fellow, England, Architecture + Urban Design

#### Registrations/Certifications

FAIA, AICP, LEED AP, RA, WEDG

#### Affiliations/Memberships

American Institute of Architects, National Fellowship, Urban Design Committee, Waterfront Initiative

Urban Land Institute New York, Advisory Board, Infrastructure Council

NYC Waterfront Management, Advisory Board

## Jay Valgora, FAIA, AICP, LEED AP, WEDG

Architecture & Urban Design

Inspired by the industrial architecture in his hometown of Buffalo, from the grain elevators to the steel mills where his father worked, Jay pursued his passion for architecture. Receiving degrees from Cornell University, Harvard University GSD, and a Fulbright Fellow to the United Kingdom, he gained valuable experience in firms from Boston to London. Finally arriving in New York City, he honed his experience at classic firms before founding STUDIO V Architecture, a practice dedicated to the reinvention of the city. Jay's work is defined by an extraordinary range of projects and scales, encompassing new construction, adaptive re-use, renovation, and interiors. His designs have been internationally recognized for engaging history, culture and context with innovative contemporary design: creating inspirational public spaces, encouraging diversity, restoring historic artifacts, and bringing new life to the edges and interstices of our city while reconnecting communities.

*20 years of professional experience*

### Malverne TOD, Malverne, NY

STUDIO V conducted feasibility studies and developed a master plan and concept designs for a TOD in the Village of Malverne that reinforces the village's small-town character while accommodating mixed-use growth. Jay led the planning and design approach, shaping a context-sensitive framework that integrates retail, low-rise residential, parking, entertainment, and public open space within a cohesive, walkable village center.

### Brooklyn Yards, New York, NY

Jay is overseeing STUDIO V in collaboration with state and local agencies and MTA engineers to develop housing above a freight rail line in Borough Park, addressing critical housing needs. The overbuild design includes complex structural coordination, engineering specifications, and track alignment, in support of the ULURP application process.

### Astoria Waterfront, Queens, NY

For the Astoria waterfront, Jay led the master plan transforming multiple sites—including Halletts Point, Halletts North, Astoria Cove, and Astoria Houses infill—into a resilient and interconnected neighborhood. He directed the restoration of historic street networks, expanded public access to the East River, and the creation of a continuous waterfront esplanade supported by green infrastructure, public open space, and long-term climate resiliency measures.





**Jay Valgora, FAIA, AICP, LEED AP, WEDG**

**Westshore, Brooklyn, NY**

STUDIO V is leading a multidisciplinary design team to transform a 40-acre waterfront site in Gravesend, Brooklyn into a mixed-income community with 1,457 residential units, a new public school, commercial uses, public parks, and a green esplanade. Jay is leading the overall vision, integrating pedestrian-friendly streets, cohesive streetscapes, green infrastructure, and a restored wetland habitat to create a connected and resilient neighborhood.

**Shorefront, Brooklyn, NY**

STUDIO V developed the master plan for a major waterfront redevelopment in the Rockaways featuring more than 2,000 residential units, new public parks, improved transit and beach access, and a proposed aquatic center. Jay guided the planning strategy, overseeing large-scale infill development, rezoning, and the ULURP process for this prominent coastal site.

**The Baseline, Long Island City, NY**

Working closely with the client, community, and city agencies including NYC DOT, Jay led the transformation of an underutilized dead-end street beneath highway ramps into a vibrant community hub. The DRI project reclaims a formerly fenced-off site as an active public streetscape featuring gardens, a dragon-themed playground, a dog run, and an arts courtyard developed in collaboration with SculptureCenter.

**Bronx Post Office, Bronx, NY**

Jay led studies and design efforts for the adaptive reuse of the historic Bronx Post Office on the Grand Concourse. Working with a private developer, the project assessed existing systems and spaces to define new community-oriented programming, including a marketplace, retail and dining uses, flexible offices, and improved circulation and accessibility, while preserving the historic character.



**Firm**

Studio V

**Education**Pratt Institute, Bachelor  
of Architecture**Winu Wu**

Architecture &amp; Urban Design

**Winu brings strong energy and enthusiasm to her work. Since graduating from architecture school, she has grown with Studio V and expanded her role across design and planning assignments. After initially shadowing supervisors, Winu now takes an active role in project design and planning efforts. She is highly proficient in software platforms including Revit, Rhino, and rendering programs. Her designs are informed by thorough research into site history and relevant design precedents.**

*9 years of professional experience***SPARC Kips Bay, New York, NY**

For the NYC Economic Development Corporation, as a sub-consultant to VHB, Studio V developed all documents related to planning approvals for the SPARC Kips Bay project, which comprises CUNY, a public school, and research and laboratory facilities. Winu assisted the team in developing the technical drawings for the site, as well as the public access and connections to the campus from the surrounding neighborhood.

**Met Council Warehouse, Brooklyn, NY**

Studio V's instructional experience includes feasibility studies, space planning, and full architectural services for the nonprofit organization Metropolitan Council to expand its warehouse and food bank operations center, with additions and space efficiencies that enhance current facilities and reflect its mission of community support. Winu worked with the team in the concept phase to develop relevant imagery for the warehouse interior facade through intensive research on the history of the Met Council organization and the communities it serves.

**NYS Canals Signage Guidelines, Upstate NY**

Studio V is on-call with the NYS Canal Corporation's Reimagine the Canal initiative. Winu develops base maps of prototype sites to identify signage locations for demonstration and replacement.

**Bronxlandia, Bronx, NY**

Winu worked with the team on design options and space planning for the adaptive reuse of a decommissioned historic train station into a community events facility. This project addressed complex code, structural, and budget constraints, engaged with state and federal agencies including SHPO, MTA, and Amtrak, and completed planning to allow full architectural services to proceed.

**The Institute of Black Imagination, Manhattan, NY**

A pro-bono project for the Institute of Black Imagination (IBI) to design a gallery, office, and event space within a retail space in the Oculus transportation hub, Winu is contributing concept designs and architectural drawings for this creative and cultural organization.







**Firm**

VHB

**Education**

MFA, Creative Writing, New School University, 2013

BA, English, Florida State University, 2004

**Affiliations/Memberships**

Association of Writers & Writing Programs

## Andrew Jimenez

Technical Editor

**Andrew is a Technical Editor in VHB's New York City office. He coordinates with project managers to produce and publish environmental review documents for public- and private-sector clients pursuant to CEQR, SEQRA, and NEPA requirements. In collaboration with project applicants and stakeholders, he reviews and edits documents to make sure quality and consistency objectives are met on time and within budgets.**

*9 years of professional experience*

### **NJ TRANSIT, Trans-Hudson Network Strategy Plan, NJ**

Andrew is the Technical Writer/Editor supporting NJ TRANSIT in the identification and analysis of service, fare, fleet, and infrastructure strategies to increase Trans-Hudson transit capacity within the next ten years.

### **MTA, Program Management and Design, New York, NY**

Andrew serves as Senior Technical Editor and Document Controls Manager for this program, which initiated a Capital Program aimed at executing an aggressive state-of-good-repair program for NYCT. This program was designed to address various infrastructure issues, making sure that the city's transit system remains safe, efficient, and reliable.

### **CTDOT, Stamford Transportation Center Master Plan, Stamford, CT**

VHB is partnering with CTDOT to provide a comprehensive review and evaluation of the Stamford Transportation Center and make recommendations for conceptual improvements that will lead to increased public and private transit use as well as enhanced vehicular, bicycle, and pedestrian access to the state's busiest rail station. As Senior Technical Editor, Andrew created report templates as well as graphics, charts, and visual presentations displaying stakeholder and community feedback.

### **NYCDCP, City of Yes for Housing Opportunity, Citywide, NY**

City of Yes for Housing Opportunity is a zoning text amendment that addresses New York City's housing crisis by making it possible to build a little more housing in every neighborhood. As Technical Editor, Andrew provided editing services for the EIS, focusing on consistency, quality, and readability throughout all technical areas of the environmental review documents pursuant to CEQR.

### **NYCEDC, The Science Park and Research Campus (SPARC) Kips Bay EIS and Land Use Application, New York, NY**

The SPARC Kips Bay project will serve as a cutting-edge jobs and education center in New York City and will involve a complete transformation of the 4.75-acre Brookdale Campus, introducing three new buildings consisting of approximately 2.19 million square feet of development space. Andrew focused on consistency, quality, and readability throughout all technical areas of the environmental review documents pursuant to CEQR and contributed to researching and writing background information on the historical context of the project area.





**Andrew Jimenez**

**NYCEDC, Public Health Lab Environmental, New York, NY**

In its proposal to construct a new, 10-story, approximately 234,000-square-foot building to be used as a public health Laboratory on a portion of the Harlem Hospital Campus, NYC Department of Health and Mental Hygiene (DOHMH) secured the necessary New York City Capital Expenditure funding for the construction of the project, the use of which is subject to CEQR. Andrew provided editing services for the environmental review, focusing on consistency, quality, and readability throughout all technical areas of the environmental review documents.





**Firm**

BBB

**Education**

MArch, Urban Design, Degree with Distinction, Harvard University, 1997

BArch, with University Honors, Carnegie-Mellon University, 1993

**Registrations/Certifications**

Registered Architect in New York, New Jersey, Indiana, Massachusetts, Maine, and Rhode Island

American Institute of Architects

American Institute of Certified Planners

## Neil Kittredge, AIA, AICP

Historic Preservation & Community Planning Lead

Neil Kittredge leads the firm's Planning and Urban Design studio, managing large-scale planning initiatives for public, institutional, and private clients. His work responds to pressing challenges in wide-ranging contexts, with particular experience in campus planning as well as urban revitalization. As an architect, he is informed by this planning experience in the design and reuse of buildings that reinvigorate campuses and communities.

*29 years of professional experience*

### Irvington Facilities Planning Project, Irvington, NY

Neil serves as the Partner-in-Charge for the Irvington Facilities Planning Project which will evaluate the long-term needs of multiple municipal departments and outline strategic options to confirm Village facilities remain safe, functional, adaptable, and fiscally responsible for years to come. The project scope includes analysis and recommendations for municipal departments including the Fire Department, Police Department, Irvington Volunteer Ambulance Corps, and Department of Public Works, with higher-level assessments for Recreation and Parks and the Village's Administrative Offices.

### Downtown Waterville Revitalization, Waterville, ME

Neil was the Partner-in-Charge on the development of a framework plan for downtown improvements and revitalization, through working with a stakeholder group comprised of area leaders and business owners. Revitalization goals included leveraging existing strengths, attracting more visitors and residents, increasing economic activity, creating a sense of place, and organizing around a plan. Conceptual designs rooted in strategic implementation strategies were studied, and initial priority projects were established: development of a downtown student apartment complex, creation of a boutique hotel, streetscape improvements, revitalization of the retail environment, and improvements to parking and traffic.

### College of Charleston, Campus Master Plan, Charleston, SC

Neil serves as the Partner-in-Charge supporting the College of Charleston's Strategic Plan "Tradition and Transformation" and by creating a road map of opportunities for infill development and preservation in the historic core, strategic land use, acquisition and disposition of properties, renewal of the housing stock, utilizing landscape and open spaces, sustainable infrastructure, resiliency and stormwater management, and parking.





**Neil Kittredge, AIA, AICP**

**NYCEDC, Downtown Far Rockaway Neighborhood Plan, Queens, NY**

Neil is the Partner-in-Charge for a neighborhood planning initiative to create a vision and implementation strategy that leverages existing assets and creates new opportunities for mixed income housing, increased commercial growth and improved public realm in Downtown Far Rockaway. The project capitalizes on the neighborhood's topography above the 100-year flood plain and its access to mass transit to create development scenarios that address vacant and underutilized sites, access and provision of quality jobs, transit and pedestrian connectivity and strengthening the brand and identity of the existing retail corridors.

**Essex Crossing Mixed-Use Development Project, New York, NY**

Neil is the Partner-in-Charge working closely with the community and the City of New York, to create an urban design vision that transformed one of the largest redevelopment sites in Manhattan into a vibrant, mixed-use hub. BBB joined the development team selected by the City to implement the project and designed multiple buildings within the six-acre complex, which includes retail, offices, cultural spaces, and residential.





**Firm**

BBB

**Education**

BArch, Cornell University,  
College of Architecture, Art, and  
Planning, 1999

**Registrations/Certifications**

Registered Architect in New York  
American Institute of Architects  
Waterfront Edge  
Design Guidelines

**Rayna Erlich, AIA, LEED AP**

Historic Preservation & Community Planning

**Rayna Erlich is recognized for her collaborative and creative approach to planning, design, and facilitation. She is passionate about improving the built environment for the public good and has worked with a variety of public agencies, nonprofit organizations, and higher education and institutional clients on some of BBB's most high-profile and complex planning projects. Rayna's depth of experience enables her to lead planning processes that successfully integrate new and different voices, shape achievable and resilient futures, and weave technical experience with strong narrative vision.**

*27 years of professional experience*

**Irvington Facilities Planning Project, Irvington, NY**

Rayna is the Project Manager for the Irvington Facilities Planning Project which will evaluate the long-term needs of multiple municipal departments and outline strategic options to make sure Village facilities remain safe, functional, adaptable, and fiscally responsible for years to come. The project scope includes analysis and recommendations for municipal departments including the Fire Department, Police Department, Irvington Volunteer Ambulance Corps, and Department of Public Works, with higher-level assessments for Recreation and Parks and the Village's Administrative Offices.

**Downtown Waterville Revitalization, Waterville, ME**

Rayna is the Project Manager on the development of a framework plan for downtown improvements and revitalization, through working with a stakeholder group comprised of area leaders and business owners. Revitalization goals included leveraging existing strengths, attracting more visitors and residents, increasing economic activity, creating a sense of place, and organizing around a plan. Conceptual designs rooted in strategic implementation strategies were studied, and initial priority projects were established: development of a downtown student apartment complex, creation of a boutique hotel, streetscape improvements, revitalization of the retail environment, and improvements to parking and traffic.

**Willets Point Redevelopment, Queens, NY**

An environmentally sustainable new community in Willets Point, Queens that creates a retail and entertainment destination district integrated with a mixed-use neighborhood, providing an attractive, livable community for residents of up to 5,500 new housing units. The project included a development master plan, land use and Environmental Impact Statement approvals, and a new special zoning district for the neighborhood.





**Rayna Erlich, AIA, LEED AP**

**NYCEDC, Downtown Far Rockaway Neighborhood Plan, Queens, NY**

Rayna is the Project Manager for a neighborhood planning initiative to create a vision and implementation strategy that leverages existing assets and creates new opportunities for mixed income housing, increased commercial growth and improved public realm in Downtown Far Rockaway. The project capitalizes on the neighborhood's topography above the 100-year flood plain and its access to mass transit to create development scenarios that address vacant and underutilized sites, access and provision of quality jobs, transit and pedestrian connectivity and strengthening the brand and identity of the existing retail corridors.

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**Firm**

BBB

**Education**

MS, Architecture and Urban Design, Columbia University, 2017

BArch, New York Institute of Technology, 2014

**Registrations/Certifications**

American Institute of Certified Planners

## Yuting Pan, AICP

Historic Preservation & Community Planning

**Yuting Pan is an Architectural/Urban Designer with experience in urban design and urban planning projects. She is a core member of the Urban Design studio. Since joining the studio in 2018, she has quickly become a critical contributor to some of the team's most important work. She has an exceptionally dedicated work ethic complemented by creative and highly effective graphic and drawing skills.**

*9 years of professional experience*

### Irvington Facilities Planning Project, Irvington, NY

Yuting serves as the Project Planner for the Irvington Facilities Planning Project which will evaluate the long-term needs of multiple municipal departments and outline strategic options to confirm Village facilities remain safe, functional, adaptable, and fiscally responsible for years to come. The project scope includes analysis and recommendations for municipal departments including the Fire Department, Police Department, Irvington Volunteer Ambulance Corps, and Department of Public Works, with higher-level assessments for Recreation and Parks and the Village's Administrative Offices.

### Downtown Waterville Revitalization, Waterville, ME

Yuting is the Urban Designer on the development of a framework plan for downtown improvements and revitalization, through working with a stakeholder group comprised of area leaders and business owners. Revitalization goals included leveraging existing strengths, attracting more visitors and residents, increasing economic activity, creating a sense of place, and organizing around a plan. Conceptual designs rooted in strategic implementation strategies were studied, and initial priority projects were established: development of a downtown student apartment complex, creation of a boutique hotel, streetscape improvements, revitalization of the retail environment, and improvements to parking and traffic.

### Catchlight Crossings, Orange County, FL

Yuting serves as the Project Planner for a first-of-its kind approach to helping the community provide more affordable housing for those who need it, pledging 20 acres of land to be used exclusively for an affordable housing community with 1,000 high-quality apartments. The approach brings a theme park entertainment company and its pledge of land and creative resources together with an experienced affordable housing developer to find a unique solution to one of Central Florida's most pressing issues. BBB developed the innovative, transit-oriented community master plan, along with a multi-disciplinary team. A commitment to high-quality, livable design was a key criterion in the selection of the development team by a committee comprised of Universal Parks & Resorts team members and other members of the community.

### Columbian Quarter, Master Plan, Washington, DC

Yuting is the Urban Designer for a new, mixed-use, transit-oriented neighborhood for Southeast Washington, DC, which connects established neighborhoods and creates significant housing and employment opportunities linked to the city's Metro system. The development will establish citywide connectivity for Washington, DC's urban growth, with its location at the confluence of regional park and trail networks.





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# 4

## Scope of Work

### Project Understanding

The development of a Transit Oriented District in the Village represents an important opportunity for the Village to continue its role as a local leader in sustainable land use and development, while also contributing meaningfully to New York State's broader climate and housing objectives. By advancing a true TOD zoning framework, Irvington can support compact, walkable development patterns that reduce reliance on automobiles, lower greenhouse gas emissions, and make more efficient use of existing transit infrastructure. At the same time, TOD zoning offers a strategic way to introduce new housing opportunities in a location already served by regional rail, helping to relieve growing housing pressures while maintaining the Village's historic character and environmental quality.



The Village is seeking a consultant to work collaboratively with Village leadership, advisory bodies, and the community to revise the zoning code to allow for the formal adoption of a TOD district. This effort goes beyond the preparation of zoning text alone. It requires a coordinated process that integrates zoning development with meaningful public engagement and the preparation of programmatic environmental review documentation under SEQRA. Together, these elements will align the TOD zoning with community values, ground the TOD in technical and policy analysis, and position the TOD for adoption through the Village's legislative process.

The foundation for this work was established in the Village's 2018 Comprehensive Plan Update, which identified the area surrounding the Metro-North station—particularly along North and South Astor Street—as an appropriate location for TOD. The Plan recognized that the concentration of Village-owned properties in this area, including surface parking facilities, portions of the Burnham Building, and the Department of Public Works site, presents a rare opportunity for Irvington to proactively shape future development outcomes near the station. In addition, the village is undertaking a facilities master plan that is assessing the locations of key village owned properties within the TOD zone, which provides a generational opportunity to reshape the waterfront and requires the need for thoughtful coordination between the projects. Rather than responding incrementally to individual proposals, the Village can use zoning to guide redevelopment in a coordinated manner that strengthens downtown, improves mobility, and supports a mix of housing types.

Importantly, this initiative is not sudden or speculative. It is the result of nearly a decade of sustained dialogue and collaboration among Village government, appointed committees, community groups, and residents. Since the Comprehensive Plan process, discussions have consistently focused on how a TOD district could support housing needs, enhance multimodal access, reinforce downtown vitality, and improve environmental resilience, particularly in relation to flooding and climate impacts. Community conversations have emphasized the need to balance growth with preservation of views, neighborhood transitions, and downtown parking needs, while also embracing more efficient and innovative solutions—such as structured or multi-tiered parking—that are made feasible by the area's topography.

This project is made possible through the New York State Department of State Smart Growth Community Planning Program and must be implemented in accordance with State guidelines and Smart Growth principles. The grant framework underscores the importance of inclusive engagement, clear regulatory outcomes, and integration of environmental considerations into land use decision-making. By pursuing a purpose-built TOD zoning district through this program, Irvington is positioning itself as one of the first Rivertowns to translate long-standing community vision into an adoption-ready zoning framework—demonstrating how local leadership can advance sustainability, equity, and climate action through Smart Growth-based planning.



## Project Approach

### Task 1 | Project Initiation Meeting

Upon starting the project, VHB will initiate the Transit-Oriented Development zoning effort through a formal project kickoff meeting with the VHB team, the Village, and the Zoning Advisory Committee. This meeting will establish a shared understanding of project objectives, roles, coordination procedures, and decision-making structure, allowing for alignment with the project's goals and requirements. The kickoff will also confirm the project schedule, communication protocols, and key milestones needed to guide the zoning process efficiency through adoption.

#### Project Kickoff

The project will begin with a formal initiation meeting between the VHB team, the Village, and designated representatives of the Zoning Advisory Committee. The purpose of the kickoff meeting is to establish a shared understanding of the project objectives, scope, roles, and decision-making structure prior to the commencement of substantive technical work. The meeting will confirm alignment with the Village's 2018 Comprehensive Plan Update, the Village's Climate Action Plan, and the Department of State Smart Growth Community Planning Program requirements, making sure that the TOD zoning effort is grounded in adopted policy and community priorities from the outset.

During the kickoff, we will review the full Scope of Work provided in this proposal, confirm expectations for coordination with Village staff and the Zoning Advisory Committee, and establish protocols for communication, document review, and approvals. Particular attention will be given to clarifying responsibilities related to public engagement, Smart Growth compliance, and SEQRA coordination, recognizing the Village's role as Lead Agency for environmental review.

#### Project Schedule and Plan

Following the kickoff discussion, the VHB team will present a detailed project schedule and work plan (project plan) organized around the agreed upon project approach and reflecting how the environmental review will proceed in parallel with zoning development. The schedule will identify key milestones, review points, and dependencies, including coordination with Zoning Advisory Committee meetings, public workshops, municipal board reviews, SEQRA milestones, and County Planning Board referral.

The project schedule will also identify decision points requiring Village review and approval prior to advancing subsequent tasks, consistent with the RFP's requirement that work not proceed without Village concurrence. The Consultant will confirm expectations for deliverable formats, mapping standards, and documentation needed to support zoning adoption and Smart Growth grant compliance.



### ***Deliverables***

- » One Two-Hour In-Person Project Kickoff Meeting attended by the Project Manager and key project leads. VHB will prepare a meeting summary that will document attendance, agenda, meeting notes, and key takeaways.
- » Project Schedule and Plan presenting project goal, project approach, project schedule and milestones.

### ***Assumptions***

- » VHB assumes the kickoff will occur in-person at Village Hall unless the Village requests a virtual format, and that the Village will assist with meeting space and attendance coordination. If the Village requests a virtual format, VHB will host the meeting via either Microsoft Teams or Zoom, based on the Village's preference.
- » Consistent with the RFP, VHB assumes that advancement into later tasks will occur only after Village review and acceptance of the kickoff summary and proposed work plan.
- » Before the Project Kickoff Meeting, the Village will provide VHB with a copy of the executed Smart Growth Grant Work Plan between NYSDOS and the Village to confirm that the presented scope of work will allow the village to be successful in fulfilling the work plan's requirements.

## **Task 2 | Zoning Advisory Committee Meetings**

VHB will facilitate regular Zoning Advisory Committee meetings to advance the preparation, review, and integration of the TOD Zoning Code. Meetings will be held on a monthly basis and structured either as one one-hour meeting per month or two 30-minute meetings held biweekly, as appropriate to project milestones. All meetings will be conducted virtually.

VHB will coordinate meeting agendas and materials in advance of each meeting and will prepare concise written meeting summaries documenting key discussion points, decisions, and next steps. These summaries will be provided to the Village and Zoning Advisory Committee and will serve as the formal project record to support coordination, transparency, and advancement of subsequent steps in the project process.

### ***Deliverables***

- » 12 One-Hour Virtual Zoning Advisory Committee Meetings, attended by the project manager and relevant VHB team staff. Each meeting will have an agenda provided to the committee in advance along with a meeting summary issued after the meeting.
- » A summary report of all the meetings will be developed and included as an addenda for the Local Regulations Assessment and Recommendations Report.

### ***Assumptions***

- » VHB assumes that there will be a one-hour committee meeting at a reoccurring time each month. If preferred, VHB can adjust cadence to two 30-minute meetings on a biweekly basis each month.



- » VHB will host meetings using Zoom or Microsoft Teams depending on the committee's preference. Unless otherwise directed by the Village, VHB will utilize an AI transcription and notetaking tool to assist with drafting summaries for each meeting.
- » The Village will provide a list of all committee members that will be invited to all meetings, which should include relevant contact information needed for invitations and future correspondence.

## Task 3 | Community Participation Plan

### Community Participation Plan and Outreach/Engagement Plan

VHB will prepare a Community Participation Plan that outlines a clear, inclusive, and accessible approach to public outreach and engagement throughout the TOD Zoning Code development process. The Plan will be developed in coordination with the Village, Department of State Project Manager, and Zoning Advisory Committee, and will be consistent with local and State statutory requirements and the Department of State Smart Growth Community Planning Program guidelines. The Community Participation Plan will define engagement goals, target audiences, roles and responsibilities, outreach methods, and a proposed schedule aligned with key project milestones.

#### ***Deliverables***

- » Community Participation Plan and Outreach/Engagement Plan.

#### ***Assumptions***

- » The Plan will be provided in draft form for review and finalized after receiving one coordinated round of comments from the Zoning Advisory Committee. Once finalized and circulated to the project team, the Plan will not be subject to further revision during the course of the project.

### Diverse Stakeholder Outreach and Engagement

VHB will work closely with the Village to identify and engage community members and stakeholder groups that have historically been underrepresented in local planning and zoning processes. In Irvington, these groups extend beyond non-English speakers and include renters and apartment residents, lower- and moderate-income households, younger residents and families, seniors and fixed-income residents, immigrant and multicultural households, transit-dependent populations, and employees who work in Irvington but do not live in the Village. Many of these groups are directly affected by TOD but may face barriers to participation related to time, access, awareness, or familiarity with municipal processes.

To reach these audiences effectively, VHB will begin by working with the Village to identify a trusted community liaison or connectors with strong ties to local organizations, institutions, and informal networks. This approach prioritizes engagement through existing social networks, community events, and trusted messengers, rather than relying



solely on traditional public meetings or workshops. By meeting people where they already are, both physically and socially, the project team can build trust and foster more meaningful participation.

In addition, VHB will develop a “Transit Talks” engagement toolkit to support informal, community-led conversations about the TOD zoning effort. This toolkit will be designed for flexible use at neighborhood gatherings, community organization meetings, local events, and one-on-one conversations, allowing the project to reach residents who may not attend workshops or hearings. It will consist of a concise, two-page brochure designed to help local leaders, committee members, and community partners explain the purpose of the TOD project, what the zoning would allow, what it would not allow, and how community input will shape outcomes. The brochure will use plain language, clear graphics, and frequently asked questions to encourage dialogue and understanding outside of formal meetings. It will also provide a link to the project’s website where participants can learn about upcoming public workshops and ways to engage with this project.

Together with leveraging existing relationships with community members through our coordination with community-based leaders and our “Transit Talks” engagement toolkit, this approach will reduce barriers to participation and education, broaden the range of voices contributing to the TOD zoning process, and help obtain community input that reflects the full diversity of perspectives present in Irvington.

## Project Website and Social Media Outreach

VHB recognizes that the Village and its committees and community groups already have effective and established outreach platforms and followings. Therefore, our team will work with the Village to develop content that can easily be distributed and released through these streams to broaden our reach of engagement.

To effectively do this, VHB will work with the village to identify an online project webpage that can be build off of the Village’s website to serve as a centralized hub for project information, announcements, meeting materials, and opportunities for public input. Additionally, VHB will also prepare materials (e.g., advertisements/flyers, email language) to be shared through the Village’s established social media channels, newsletters, announcements and Village email network to publicize engagement opportunities and project milestones, expand awareness, and encourage participation throughout the planning process.

### Social Media Posts

- » Project Announcement
- » Adoption Announcement
- » Workshop 1 Promotion with Online Survey
- » SEQRA Public Hearing Announcement
- » Workshop 2 Promotion with Online Survey
- » SEQRA Adoption Announcement
- » Public Hearing Announcement

### Deliverables

- » Project website/webpage providing information and updates on the project along with a project timeline/milestones and materials from meetings, deliverables, etc.



- » Development of “Transit Talks” handout. This will consist of one two-page handout that describes the Village TOD Project, overall goals, and intended outcomes.
- » VHB will develop seven social media content packages (see above) that can be distributed through both social media platforms and other channels of engagement (i.e., newsletter, announcements, email).

### **Assumptions**

- » VHB will prepare supporting language and materials for project outreach, while the Village will be responsible for managing dissemination through its established communication platforms.
- » Once key community leaders are identified, VHB, with assistance from the Village, will coordinate with those leaders to provide advertising materials and content for their use and distribution.
- » VHB assumes that the Village would prefer to have the team provide project information through a page created on their website. If the Village would prefer VHB to create an independent website, VHB will provide an option between either creating a storymap hub or a more traditional project website at the project kickoff.

## **Task 4 | Community and Stakeholder Interviews**

### **Key Stakeholder Focus Groups**

VHB, in coordination with the Village, will identify and engage a targeted set of key stakeholder groups to inform the development of the TOD Zoning Code and make sure that local perspectives, technical considerations, and institutional needs are reflected in the proposed regulations. Preliminary identification of potential stakeholders include representatives from the Irvington Union Free School District, the Metropolitan Transportation Authority (MTA), housing and economic development organizations, the chamber of commerce, and the Irvington Green Policy Task Force. This list of stakeholders will be solidified based on input from the Village during the development of the Community Participation Plan in Task 3.

VHB will develop a focused set of discussion topics for each stakeholder group and will conduct structured interviews or small-group meetings to gather qualitative input on existing conditions, opportunities, constraints, and priorities related to land use, housing, transportation, community character, infrastructure, and environmental considerations. Findings from stakeholder discussions will be summarized and used to inform zoning concepts and regulatory approaches.

### **Deliverables**

- » VHB will conduct five one-hour, virtual stakeholder interviews. These interviews may be in a small setting or small-group meetings dependent on availability.
- » Draft and final list of stakeholder groups and topics.
- » Summary of interview findings.



### **Assumptions**

- » VHB and the Village shall coordinate to identify stakeholder groups to be interviewed. The Village shall provide contact information for such stakeholders as needed.

## **Task 5 | Public Workshops**

### **Public Workshops**

VHB will plan and facilitate two public workshops, as identified in the Community Participation Plan, to introduce the TOD Zoning Code process, present relevant findings and draft zoning concepts, and solicit public input at key milestones. These workshops will provide opportunities for community members to learn about the TOD zoning effort, understand how Smart Growth principles and the Village's Comprehensive Plan are being translated into zoning regulations, and offer feedback on proposed approaches prior to refinement and formal review.

The first public workshop is envisioned to occur at the outset of the zoning process and will focus on gathering community input regarding neighborhood context, including existing conditions, desired improvements, and a shared vision for the TOD area. Participants will also learn about key land use recommendations from the Village's 2018 Comprehensive Plan that are relevant to the project, as well as the State's Smart Growth Program and its guiding principles.

The second public workshop will be held after the draft zoning code has been prepared and will provide an opportunity for community review and provide input. This workshop will allow the public to comment on the draft zoning prior to finalization and presentation to the Village. Feedback received during this workshop will be considered by the project team as the zoning text is refined and finalized.

Workshops will be structured to encourage interactive participation and will be coordinated with the Village, Zoning Advisory Committee, and Department of State to facilitate alignment with project objectives and schedule. VHB will compile and analyze the feedback and input received at each workshop and prepare a summary of key findings. This summary will be shared with the Village and Zoning Advisory Committee and will be considered as part of subsequent technical analyses and zoning recommendations.

### **Workshop Promotion and Flyers**

VHB will facilitate workshop promotion in coordination with the Village through the preparation of public-facing materials, including the production of meeting notices and flyers to be shared through the outreach channels identified in the Community Participation Plan. Materials will be designed to clearly communicate workshop purpose, timing, location, and participation opportunities, and will be distributed with sufficient advance notice to maximize awareness and attendance (approximately one month in advance).



Concerned about  
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know what to do?

Or maybe you don't know how  
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**COME JOIN US!**

**Sleepy Hollow's first Climate  
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Carbon Emissions & Climate Risk

Learn about the causes of climate  
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Light refreshments will be served.



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**Wednesday,  
January 10th  
6pm-8pm**  
 SH Senior Center  
 55 Elm Street  
 SH, NY

Es hora de tomar medidas  
sobre el **Cambio Climático**,  
¡Sleepy Hollow!

Aprendamos, intercambiamos  
ideas, e innovar en colaboración

**¡ÚNETE A  
NOSOTROS!**

**Segundo Taller de Acción  
Climática de Sleepy Hollow:**  
Descarbonización y  
Estrategias de Adaptación

Discutamos las estrategias que el  
pueblo puede implementar para  
reducir las emisiones de carbono y  
adaptarse para el futuro.

No se servirán refrigerios ligeros.



Reserva la fecha para  
el Taller 3 (1 de Mayo)  
Aprende más en:  
[www.sleepyhollowclimate.com](http://www.sleepyhollowclimate.com)



  
**Miércoles,  
6 de Marzo  
6pm-8pm**  
 SH Senior Center  
 55 Elm Street  
 SH, NY

**Village of Sleepy Hollow Climate Action Plan**

VHB led an inclusive outreach and communications program for the **Sleepy Hollow Climate Action Plan** to support broad and equitable community participation. The team developed bilingual engagement materials and partnered with trusted community liaisons to reduce barriers, strengthen connections, and make sure residents had accessible ways to provide input throughout the planning process.

**Learn more at <https://sleepyhollowclimate.com/>**

### ***Deliverables***

- » Draft materials for Village review prior to event and final workshop materials for posting to the project website/webpage.
- » Advertising materials, including email language and a promotional flyer, for Village issuance approximately one month prior to each workshop.
- » A workshop summary following each of the two workshops providing an overview of each event and summarizing the key findings.

### ***Assumptions***

- » VHB shall coordinate with the Village to identify and secure a location for the two public workshops that offers audio and visual technology to support the workshop. However, VHB can provide visual technology if necessary.



## Community Surveys

VHB will prepare two community surveys to solicit broad public input on current conditions, community priorities, and preferences related to TOD and Smart Growth principles. These surveys will supplement the public workshops and will be made available in online formats. The surveys are intended to collect input from individuals who are unable to attend the public workshops in person and to gather additional feedback that builds on information received during the workshops. It is envisioned that each survey will mirror the information presented at the public workshops and will provide similar opportunities to submit feedback where necessary. A draft survey will be provided to the Department of State for review prior to distribution, consistent with the Village's requirements.

Each survey will be advertised along with the public workshops and will be made available on the project website/webpage. The survey will open on the day of each public workshop and will remain open for one week following.

Following completion of the survey, VHB will compile and analyze survey responses and prepare a summary of key findings. Survey results will be shared with the Village, Department of State, and Zoning Advisory Committee and will be considered as part of subsequent technical analyses and zoning recommendations.

### ***Deliverables***

- » Two online surveys. If needed, the surveys may be translated through the survey platform's available capabilities to enhance accessibility and participation.

### ***Assumptions***

- » The two online surveys will be created via Microsoft Form. Links to these forms will be integrated into social media packages and on the projects website/webpage for the Village to disburse to communities.
- » VHB assumes that they will not be required to provide printed surveys and will provide pdfs of the printed survey materials to the village. If the Village needs support in printing, VHB will print up to 25 color copies for each survey round and provide them to the village.

## Task 6 | Local Regulations Assessment and Recommendations Report

Establishing the technical, regulatory, and policy foundation for Irvington's Transit-Oriented Development zoning update will be a critical component of this project and will be advanced through the preparation of the Local Regulations Assessment and Recommendations Report. Building on the existing conditions assessment, adopted and ongoing Village plans and initiatives, and early stakeholder engagement and public workshops, this task will evaluate how current zoning standards support—or constrain—Smart Growth objectives, housing diversity, multimodal mobility, and context-sensitive redevelopment near the Metro-North station. Findings will identify key regulatory barriers and opportunities for modernization, with particular attention to community character and the interface with the historic Main Street corridor.



The resulting report will provide actionable zoning recommendations and the planning-level documentation needed to support a clear, defensible SEQRA process and advancement toward adoption of the TOD Zoning Code.

## **Review of Existing Development Regulations and Planning Efforts**

VHB will review Irvington's existing zoning regulations and adopted planning initiatives to establish a clear baseline for the TOD rezoning effort. We will also evaluate how current development standards and long-range Village policies support—or constrain—Smart Growth objectives, housing and mobility priorities, and context-sensitive redevelopment near the Metro-North station, providing essential regulatory and policy grounding for both zoning recommendations and SEQRA review.

### **Existing Development Regulations Analysis**

VHB will review the Village's existing zoning and development regulations to evaluate how current standards support -or constrain- the Village's long-standing transit-oriented development and Smart Growth objectives. Irvington's zoning framework remains largely organized around traditional, use-separated residential and limited commercial zoning, with few tools that explicitly enabled mixed-use neighborhood form or calibrated intensity near the Metro-North station. Dimensional and bulk standards are generally applied uniformly by district and were not designed to transition building form, height, or density based on proximity to downtown, transit access, or walkable community context.

The analysis will examine permitted and accessory uses, dimensional controls, density and housing type limitations, off-street parking requirements, and the Village's established entitlement pathways, including Planning Board site development plan review and applicable architectural or historic design review provisions. Particular attention will be given to how existing regulations influence redevelopment potential of underutilized parcels near the station, constrain housing diversity, reinforce auto-oriented site layouts in areas identified for compact, mixed-use growth in the Village's 2018 Comprehensive Plan Update.

VHB will identify regulatory barriers, inconsistencies, and opportunities for modernization to better align the zoning with adopted local policy, State Smart Growth principles, and the Village's long-standing goals for establishing a transit-oriented district. Findings will directly inform the Local Regulations Assessment and Recommendations Report and establish a clear baseline for evaluating land use, transportation, community character, and environmental considerations as part of the SEQRA process.

### **Review of Current Planning and Zoning Efforts**

VHB will conduct a review of the Irvington's relevant adopted plans, policies and ongoing planning initiatives to understand the Village's strategic direction for land use, community growth, sustainability and resiliency, and infrastructure capital investment. This review will include the Village's 2018 Comprehensive Plan Update, the 2024 Government Operations Climate Action Plan, the 2025 Village Climate Vulnerability Assessment and Adaptation Plan, and other applicable regional or agency-level planning documents, such as the Metro-North five-year resiliency planning efforts. Particular attention will be paid to locally adopted



policy language and priorities that support compact mixed-use development, multimodal connectivity, resilience to climate impacts, and preservation of community character—all key elements that inform and justify a Transit-Oriented Development zoning framework.

VHB, with BBB on the team, will also integrate this review with the Village's Facilities Master Plan Project, including the needs, potential relocation options, and redevelopment implications for municipal properties such as the Department of Public Works facility and municipal parking lots located within the proposed TOD district. Understanding how these facilities might be repositioned or consolidated will be critical to evaluating opportunities for redevelopment, optimizing land use in the station area, and allowing future zoning to support both public service continuity and TOD goals.

The review will identify clear policy directives related to housing diversity, mobility choices, sustainable design, economic vitality, and will identify where existing planning and regulatory efforts have not yet been translated into zoning standards. Findings will help guide where zoning updates can help enact Irvington's adopted plans, and be responsive to ongoing local and regional initiatives, and be aligned with the Village's and State's long-range vision for Smart Growth Development Patterns. This task will also provide essential policy context for SEQRA documentation by demonstrating consistency between the proposed TOD zoning, previously adopted plans, and broader planning goals, helping to strengthen the defensible basis for zoning adoption and environmental review.

## Existing Conditions Assessment

The VHB team will prepare an Existing Conditions Assessment to establish the technical and environmental foundation for the Local Regulations Assessment and Recommendations Report and to support the Village's environmental review under SEQRA. The assessment will characterize existing conditions within the proposed TOD study area and surrounding context at a scale appropriate to zoning adoption, providing the baseline against which reasonably foreseeable development scenarios enabled by the TOD zoning can be evaluated.

The Existing Conditions Assessment will inform zoning recommendations by identifying opportunities, constraints, and sensitivities that should be addressed through regulatory standards, while also supplying the background information needed for SEQRA impact analysis. Analyses will be scenario-based and programmatic in nature and will avoid parcel-specific, engineering-level, or site design assumptions.

The assessment will include the following components:

- » **Land Use and Zoning Analysis:** Review of existing land use patterns, zoning districts, development intensity, and parcel configuration within the TOD area and adjacent neighborhoods, with a focus on understanding how current regulations shape development outcomes and where changes may be needed to support TOD.
- » **Natural Resources Analysis:** Identification of environmental resources and constraints, including floodplains, waterways, slopes, and other mapped natural features relevant to zoning and land use decisions. Findings will inform zoning standards intended to avoid or minimize impacts and will support SEQRA evaluation of potential effects on natural resources.



- » **Transportation and Traffic Context:** Planning-level assessment of roadway network, access and safety, vehicle parking, and circulation, focused on how zoning can support walkability and cycling, multimodal access, and reduced reliance on automobiles rather than project-level traffic operations or capacity analysis.
- » **Transit and Shared Mobility Analysis:** Evaluation of proximity and levels of service to metro north commuter rail and bee-line bus service, pedestrian and bicycle connectivity, and opportunities to reinforce transit-oriented and shared mobility options through zoning standards, supporting both TOD objectives and SEQRA consideration of transportation and first mile/last mile impacts.
- » **Historic and Cultural Resources Analysis:** Identification of historic districts and cultural resources and assessment of how zoning can respect historic context, reinforce community character, and accommodate appropriate growth. This analysis will support zoning design decisions and SEQRA review of potential cultural resource impacts.
- » **Utilities and Infrastructure:** High-level review of water, sewer, stormwater, and energy infrastructure considerations relevant to future development enabled by zoning. This analysis will clarify that infrastructure capacity, and improvements are addressed through future site-specific review, consistent with SEQRA's programmatic approach for zoning actions.
- » **Energy Use and Greenhouse Gas Emissions:** Planning-level evaluation of how compact, TOD patterns and zoning standards can support energy efficiency, reduce vehicle miles traveled, and contribute to greenhouse gas reduction goals, supporting both Smart Growth objectives and SEQRA analysis.

Based on SEQRA guidelines for rezoning, all analyses will remain scenario-based and planning-level, avoiding parcel-specific or engineering-level assumptions. Specific threshold will be established for future site-specific environmental review.

The Existing Conditions Assessment will serve as a shared technical reference for the Zoning Advisory Committee, Village officials, and the public, making sure that zoning recommendations and SEQRA findings are grounded in a clear understanding of existing conditions and local context.

## Historic District and Transit Oriented District Integration Framework

Building on the historic and cultural resources analysis, VHB will conduct a focused assessment of how the proposed TOD District interfaces with Irvington's identified Historic District along its Main Street corridor and surrounding downtown blocks. Because the northern portions of the station area along North Astor Street fall within or adjacent to the historic district, the zoning update should be carefully structured to enable transit-oriented growth while building off of the Irvington's established architectural character, scale, and sense of place.

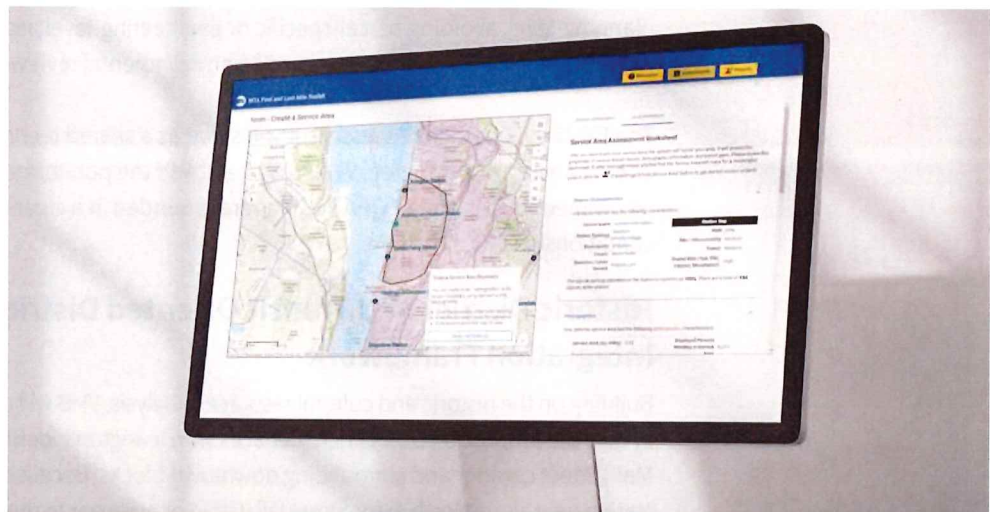
This integration analysis is particularly important in Irvington because successful TOD zoning must balance multiple, overlapping community priorities, including:



- » Preserving architectural character and historic scale along Main Street, while enabling compact redevelopment opportunities near the Metro-North station at the Main Street and North Astor Street intersection.
- » Maintaining established streetscape patterns—such as storefront rhythm, setbacks, and pedestrian-oriented frontages—as new mixed-use development is introduced within the TOD district.
- » Leveraging Irvington’s historic identity as a core asset that makes TOD distinctive and desirable, confirming that growth strengthens, rather than competes with, the Village’s sense of place.

This task will evaluate the physical and regulatory transition between historic downtown blocks and potential redevelopment sites within the TOD area, including considerations of building height, massing, frontage patterns, streetscape design, and public realm continuity. VHB will assess how zoning tools—such as contextual bulk controls, step-back standards, design guidelines, and form-based elements—can support compatible infill and redevelopment that aligns with Irvington’s traditional development pattern rather than introducing auto-oriented or out-of-scale forms.

Findings will inform the development of a community character framework for the TOD rezoning, helping new zoning standards accommodate housing and mixed-use opportunity near transit while remaining responsive to Irvington’s historic context. This work will also strengthen the cultural resource and community character basis for SEQRA review by demonstrating that zoning recommendations have been intentionally calibrated to protect valued historic fabric while advancing Smart Growth objectives.



#### MTA First- and Last-Mile Station Access Mobility Study & Toolkit Development

VHB is partnering with the MTA to enhance station access for LIRR and Metro-North riders, developing a data-driven toolkit and strategies that promote sustainable, multi-modal connections. The toolkit was developed for municipalities, developers, elected officials, and to leverage procure grant funding in support of for projects that demonstrate how transit-oriented interventions can reduce reliance on cars, improve mobility, and support more connected, walkable communities.



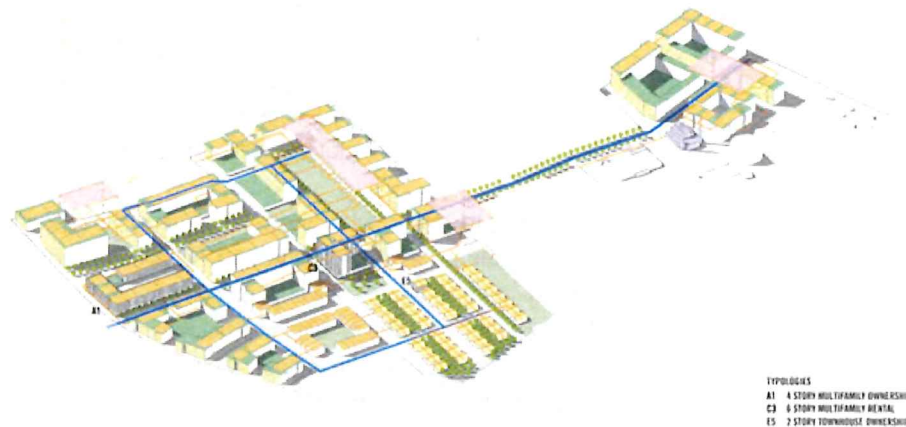
## Sustainability and Smart Growth Framework

VHB will develop a Sustainability and Smart Growth Framework to guide preparation of the TOD zoning and confirm that regulatory recommendations directly advance the Village’s environmental, climate, and community objectives. Grounded in adopted policy and existing conditions, the framework will define how TOD can function as a regulatory tool to achieve sustainability outcomes through zoning standards rather than standalone programs or project-level requirements.

The framework will establish core Smart Growth principles to be embedded within the zoning code, including compact and walkable development patterns, housing diversity and affordability, reduced reliance on automobiles, efficient use of land and infrastructure, and protection of environmental and cultural resources. It will also identify zoning-based approaches that support climate resilience and adaptation, such as flood-responsive design, reduced vehicle miles traveled, and energy-efficient development patterns.

The Sustainability and Smart Growth Framework will provide a clear basis for SEQRA documentation by identifying how these zoning provisions operate as programmatic mitigation measures. By linking regulatory standards to environmental performance, the framework will support defensible SEQRA findings and provide consistency with State Smart Growth guidance.

The framework will serve as a unifying reference for the Local Regulations Assessment and Recommendations Report, the proposed TOD zoning standards, the NYSDOS Smart Growth Checklist, and SEQRA impact evaluation.



### Creedmoor Redevelopment Project

VHB provided strategic planning, environmental, and engineering support for the Creedmoor Redevelopment Project, helping Empire State Development (ESD) navigate complex site conditions and regulatory requirements from early assessment through approval. Our team, along with Studio V, led existing conditions documentation, coordinated environmental permitting, and developed an energy master plan to align the mixed-use community with statewide climate, resilience, and sustainability goals. By integrating technical analysis with smart growth principles, VHB helped establish a foundation for a new transit-oriented community that advances New York State’s climate and clean energy objectives.



## Environmental Regulatory and Approvals Process Strategy

VHB will document the environmental and regulatory review framework applicable to adoption of the proposed TOD zoning, clearly outlining the sequence and roles of required approvals at the local, County, and State levels. This strategy will address the Village's responsibilities under SEQRA, including preparation of the Environmental Assessment Form and coordination of impact identification and evaluation at a programmatic, zoning-appropriate scale. The strategy will also document required County Planning Board referral pursuant to General Municipal Law §239-m and its relationship to the zoning adoption process.

Particular emphasis will be placed on clarifying the distinction between environmental considerations appropriately evaluated at the zoning level and those reserved for future site-specific discretionary approvals, such as site plan review or special permits. By explicitly identifying which potential impacts are addressed through zoning standards—such as land use mix, development intensity, form, parking strategy, flood-responsive design, and multimodal access—and which are deferred to project-level review, this strategy will support clear, defensible SEQRA findings and reduce the risk of unintended scope expansion during environmental review.

This regulatory roadmap will inform the Local Regulations Assessment and Recommendations Report, guide preparation of SEQRA documentation, and provide the Village, Zoning Advisory Committee, and decision-makers with a shared understanding of how zoning adoption fits within the broader approvals framework.

## Local Regulations Assessment and Recommendations Report

VHB will synthesize the regulatory analysis, existing conditions assessment, site documentation, and stakeholder input into a comprehensive Local Regulations Assessment and Recommendations Report that establishes a clear foundation for drafting the TOD Zoning Code. The report will translate technical analysis and community priorities into actionable, implementable zoning strategies tailored to the Village's TOD objectives.

In addition to informing zoning development, the report will provide the planning-level documentation needed to support the Village's environmental review under SEQRA, including impact identification and evaluation consistent with Parts 2 and 3 of the Environmental Assessment Form. The report will articulate how recommended zoning provisions address potential impacts through regulatory design, supporting transparent decision-making, and efficient advancement toward adoption.

A draft report will be submitted to the Zoning Advisory Committee and the Village for review. The Committee will be provided two weeks to review and provide comments. VHB will then incorporate comments and revisions over a two-week period and submit a final report to the Village.

### ***Deliverables***

- » Review of Existing Development Regulations and Planning Efforts
- » Existing Conditions Assessment



- » Historic District and Transit District Integration Framework
- » Sustainability and Smart Growth Framework
- » Environmental Regulatory and Approvals Process Strategy Memorandum
- » Draft and Final Local Regulations Assessment and Recommendations Report

### **Assumptions**

- » All analyses under Task 6 will be conducted at a planning and programmatic scale appropriate for zoning adoption and SEQRA review. This work will not include parcel-specific engineering, architectural design, traffic operations modeling, or site-level infrastructure capacity studies.
- » VHB will rely on available Federal, State, County, and Village datasets, adopted plans, zoning code provisions, and publicly accessible mapping to establish baseline conditions. Field verification will be limited to observational documentation and will not include detailed property surveys or structural assessments.
- » VHB will coordinate with the Village's Facilities Master Plan effort led by VHB and BBB to understand municipal relocation considerations affecting TOD opportunity sites (e.g., DPW facility and municipal lots). Task 6 assumes this coordination will remain at a planning interface level and will not include preparation of engineering-level relocation plans or capital programming.
- » The historic district and community character integration work will focus on zoning tools that support compatible redevelopment with the Transit Oriented Development District. This task does not assume preparation of a full historic preservation ordinance or building-by-building architectural review standards beyond zoning-appropriate guidance.
- » VHB will provide draft deliverables in both PDF and Microsoft Word formats. VHB's preference is to receive comments in Word; however, alternative formats will be accommodated based on Committee member access.
- » VHB anticipates a two-week review period for the Draft Report by the Zoning Advisory Committee and Village staff. Upon receipt of consolidated comments, VHB will require two weeks to incorporate revisions and submit a Final Report.
- » VHB assumes that no more than 12 GIS-based maps and a limited set of supporting figures will be prepared as part of the Existing Conditions Assessment and Local Regulations Report.

## **Task 7 | Proposed Local Regulations**

At this stage of the project, the overall vision and findings from the Local Regulations Assessment and Recommendations Report will be used to develop the Transit-Oriented Development Zoning Framework. This will involve the preparation of draft code language, supporting TOD district zoning map, and illustrative development scenarios. The result will materials that will define regulatory standards needed to guide compact, mixed-use, and context-sensitive growth near the Metro-North Station. In addition, this task will be carried out to provide the documentation necessary to meet NYSDOS Smart Growth and SEQRA review requirements as the Village moves towards adoption.



## Draft Zoning Code

VHB will prepare a draft TOD Zoning Code that translates the findings of the Local Regulations Assessment and Recommendations Report into a clear, cohesive, and implementable regulatory framework. The draft code will integrate land use, form, and development standards to guide future development in a manner consistent with Smart Growth principles, adopted Village policy, and community priorities.

As part of this effort, VHB will evaluate alternative zoning frameworks to determine the most appropriate regulatory approach for Irvington's TOD District. This evaluation will consider the Village's existing Euclidean zoning structure, the potential application of form-based code elements, and hybrid approaches that combine traditional use controls with form- and context-based standards. The assessment will focus on how each approach supports TOD goals, protects community character, accommodates housing diversity, and integrates environmental and flood-responsive design considerations. Recommendations will be coordinated with the Zoning Advisory Committee prior to finalizing the structure of the draft code.

The draft TOD Zoning Code will address permitted and accessory uses; dimensional and bulk standards; building height and massing; parking and mobility requirements; public realm and streetscape standards; and applicable design provisions. Standards will be calibrated to support compact, walkable, TOD while providing appropriate transitions to surrounding neighborhoods and protecting environmental and cultural resources. The code will be structured to integrate into the Village's existing zoning ordinance and to provide clarity and predictability for applicants, reviewers, and decision-makers.

VHB will coordinate closely with the Zoning Advisory Committee throughout the drafting process to review draft provisions, confirm alignment with project goals, and refine standards based on Committee guidance and public input. This iterative approach will confirm that the draft zoning reflects both technical analysis and community direction prior to formal review and environmental documentation.

As part of this task, VHB will also prepare a draft zoning map delineating the boundaries of the TOD District and any applicable sub-districts or overlays. The zoning map will be informed by existing conditions, transit access, environmental constraints, and desired development patterns identified through prior tasks and will be prepared in a format suitable for review by the Village and refinement through the zoning adoption process.

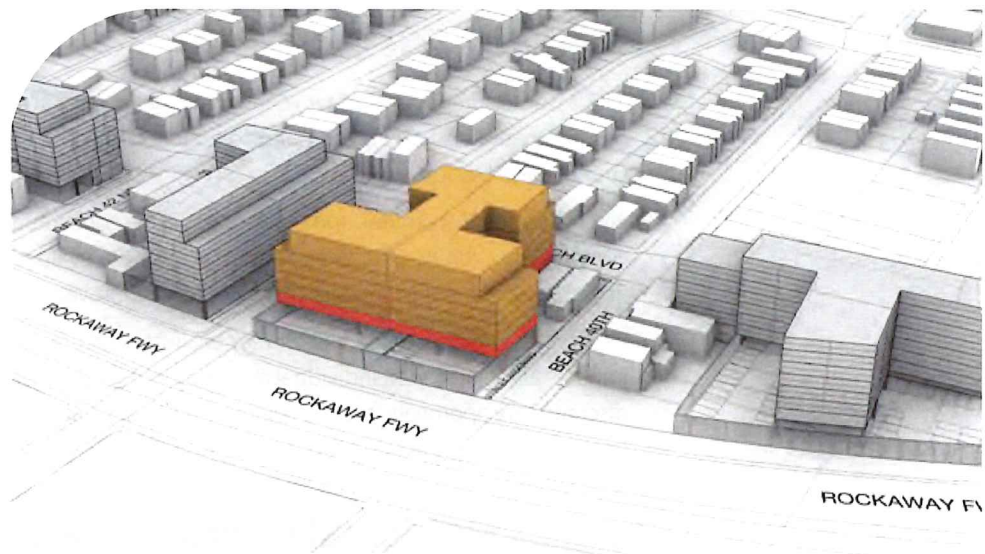
## Transit Oriented District Zoning Development Scenario Analysis and Visualization

VHB will prepare a planning-level development scenario analysis to support public understanding of the proposed TOD zoning and to inform the Village's environmental review under SEQRA. The analysis will define a Reasonable Worst-Case Development Scenario, illustrating the maximum intensity of development that could reasonably occur if the TOD zoning were fully utilized, based on permitted uses, height, density, and bulk standards.



In addition, VHB will prepare one additional illustrative alternative scenarios representing more moderate or phased development outcomes consistent with community context and market conditions. These scenarios will be used to compare development patterns and demonstrate how zoning standards shape building form, scale, transitions, and overall neighborhood character.

All scenarios will be conceptual, non-site-specific, and illustrative in nature and will not represent actual development proposals. Visualizations will be used to support public engagement and to evaluate potential impacts related to land use, community character, transportation, infrastructure, and environmental resources at a programmatic level, consistent with SEQRA requirements for zoning actions.



### Edgemere Resiliency

VHB and STUDIO V helped translate a complex rezoning framework into a clear, implementable land use strategy for Edgemere Resiliency—supporting a more resilient, transit-oriented community with new mixed-income housing, commercial investment, and long-term stewardship through the Edgemere Community Land Trust.

### Draft NYSDOS Smart Growth Checklist Form and Project Assessment

VHB will prepare a draft New York State Department of State Smart Growth Checklist Form and accompanying project assessment to document how the proposed TOD zoning advances Smart Growth principles. The checklist will explicitly reference specific zoning provisions and standards, creating a clear crosswalk between policy objectives and regulatory outcomes.

This documentation will support grant compliance and will also reinforce SEQRA findings by demonstrating that the zoning promotes compact development, multimodal transportation, environmental protection, and climate resilience.



### ***Deliverables***

- » Draft Transit Oriented District Zoning Code along with District Zoning Map
- » Two Development Scenario Analysis and Visualizations include one reasonable worst-case development scenario (based on full zoning utilization) and one illustrative alternative scenario (reflecting a more moderate or phased development outcome).
- » Six additional visualizations that will include a limited set of conceptual graphics for three identified soft sites to show potential TOD development outcomes (one bird's eye view and street-level perspective per site) to support public understanding and SEQRA evaluation.
- » Draft NYSDOS Smart Growth checklist and project assessment.

### ***Assumptions***

- » VHB assumes preparation of two conceptual development scenarios (worst-case and one alternative). Additional scenarios or detailed buildout modeling would require supplemental scope.
- » All development scenarios and renderings will be conceptual only, intended to communicate zoning outcomes and support SEQRA evaluation. They will not represent actual development proposals or project-level approvals.
- » VHB assumes that detailed environmental, infrastructure, traffic, and architectural impacts associated with individual development projects will be evaluated through future discretionary approvals (e.g., site plan review or special permits), consistent with SEQRA's framework for legislative zoning actions.

## **Task 8 | Municipal Board Review**

Municipal board review is a critical step in advancing the draft TOD Zoning Code toward adoption, providing an early opportunity to confirm policy direction and address Board priorities before SEQRA compliance and public hearing steps. VHB will support this process through presentation of the proposed regulations, documentation of coordinated comments, and refinement of the zoning framework as needed.

### **Municipal Board Review and Coordination**

VHB will support the Village's municipal board review of the draft TOD Zoning Code by presenting the proposed regulations and responding to questions and feedback from Board members. This review will occur early in the SEQRA compliance process, consistent with the RFP, and will provide an opportunity to confirm policy direction, identify refinements, and address Board priorities before advancing to environmental review and public adoption steps.

### **Response to Municipal Board Comments**

VHB will document one round of coordinated comments and recommendations received from the municipal board and will prepare written responses clarifying how each comment is addressed in the zoning framework. Responses will identify whether comments result in revisions to the zoning text, zoning map, or supporting materials, or whether no changes are warranted based on prior analysis and policy direction.



## Revision of Zoning Code based on Municipal Board Comments

Based on municipal board comments and direction, VHB will revise the draft TOD Zoning Code, zoning map, and related materials as appropriate. Revisions will be made to confirm consistency with adopted policy, Smart Growth principles, and the scope of the project, while maintaining the technical foundation needed to support subsequent SEQRA review, County Planning Board referral, and public hearing.

### ***Deliverables***

- » Presentation and delivery of Draft TOD Zoning Code to Village of Irvington Municipal Board.
- » Written Responses to Comments provided by Village of Irvington Municipal Board.
- » Revised TOD Zoning Code based on one round of coordinated comments.

### ***Assumptions***

- » VHB assumes one formal municipal board presentation and review session will be conducted as part of this task.
- » VHB assumes municipal board comments will be provided as one consolidated set and will be of a volume reasonably consistent with a single review cycle. Substantial additional comment volume or multiple iterative rounds of revision may require supplemental scope.
- » VHB expects a two-week review period by the Municipal Board and will require a two-week response and revision period upon receiving comments.
- » VHB assumes revisions resulting from municipal board feedback will be limited to refinements consistent with the project scope and will not require restructuring of the overall zoning framework or preparation of new alternatives.
- » VHB assumes the Village will manage meeting scheduling, legal noticing requirements (if any), and distribution of board materials in accordance with local procedures.

## Task 9 | Environmental Quality Review

Task 9 will support the Village's environmental review of the proposed Transit-Oriented Development zoning action under SEQRA. Building on the regulatory analysis, existing conditions assessment, Sustainability and Smart Growth Framework, and illustrative development scenarios developed in prior tasks, VHB will evaluate potential environmental impacts at a planning-level scale appropriate for a legislative zoning decision. The review will focus on reasonably foreseeable development outcomes enabled by the TOD zoning and will assess implications for land use, transportation, community character, natural and cultural resources, infrastructure, and greenhouse gas reduction goals. The resulting documentation will provide the Village with a clear and defensible foundation for SEQRA significance determinations and advancement toward adoption of the TOD Zoning Code.

### Environmental Assessment Form (EAF)

VHB will prepare a Full Environmental Assessment Form (EAF) to support the environmental review of the proposed TOD zoning action under SEQRA. The EAF will describe the zoning action, its geographic extent, and its consistency with adopted local plans, State Smart Growth principles, and relevant sustainability and climate policy.



The EAF will document existing environmental conditions at a planning level appropriate to a zoning action and will define the reasonably foreseeable development scenarios enabled by the TOD zoning, including a Reasonable Worst-Case Development Scenario. These scenarios will establish the basis for SEQRA Part 2 impact identification and Part 3 impact evaluation, confirming that potential effects are assessed at a programmatic scale and that site-specific analysis is appropriately deferred to future discretionary review.

### **SEQRA Impact Identification and Evaluation**

VHB will support the Village's SEQRA Part 2 impact identification by drawing directly on the regulatory analysis, existing conditions assessment, site documentation, and Sustainability and Smart Growth Framework developed under Task 6. Using this integrated foundation, VHB will evaluate potential environmental impacts associated with adoption of the TOD zoning across applicable categories, including land use and zoning consistency, transportation and transit, community character, natural resources, historic and cultural resources, utilities and infrastructure, and energy use and greenhouse gas emissions. The analysis will be scenario-based, non-site-specific, and proportional to the scale of a zoning action, consistent with SEQRA requirements for legislative decisions.

VHB will also assist the Village in SEQRA Part 3 impact evaluation by documenting the rationale for significance determinations. This evaluation will explicitly reference how zoning standards recommended under Task 6—together with existing regulatory controls and future discretionary review processes—avoid, minimize, or appropriately defer potential impacts to project-level review. By clearly linking SEQRA findings to the underlying zoning framework and supporting analysis, this approach will support defensible environmental determinations while reinforcing consistency with Smart Growth objectives and adopted Village policy.

### **SEQRA Documentation and Technical Report**

VHB will compile the EAF, supporting analyses, maps, and technical narratives into a cohesive SEQRA documentation package suitable for Village review, public availability, and inclusion in the zoning adoption record. This documentation will clearly present the basis for SEQRA Part 2 impact identification and Part 3 impact evaluation, supporting the Village's issuance of a SEQRA determination in connection with adoption of the TOD zoning.

The SEQRA documentation will integrate planning-level maps and visualizations developed through prior tasks to support both technical review and public understanding. These materials may include environmental constraints mapping, zoning district and overlay boundaries, existing conditions context maps, and illustrative development scenarios used to evaluate reasonably foreseeable impacts. Visualizations, created in Task 7, will be used to clarify development form, scale, and transitions enabled by the zoning, and to support evaluation of potential impacts related to land use, community character, transportation, infrastructure, and environmental resources at a programmatic level.

All materials will be coordinated with County Planning Board referral requirements and public hearing procedures to confirm consistency across review processes and a clear administrative record. The final SEQRA documentation package will provide the Village with a well-organized, defensible foundation for decision-making and zoning adoption.



### ***Deliverables***

- » Completed SEQRA documentation, including a fully executed EAF (Parts 1–3), supporting technical analysis and mapping, and adoption-ready materials sufficient to support the Lead Agency’s determination under SEQRA.

### ***Assumptions***

- » SEQRA review for the adoption of the Transit-Oriented Zoning Code will be undertaken by the Lead Agency in accordance with 6 NYCRR Part 617. This scope anticipates preparation of a Full Environmental Assessment Form (Parts 1–3) and supporting documentation sufficient to support a SEQRA determination. If the Lead Agency determines that a Positive Declaration is warranted, preparation of a Draft and Final Environmental Impact Statement would be addressed under a supplemental scope.

## **Task 10 | County Planning Board Review**

County Planning Board referral is a required step in advancing the TOD Zoning Code toward adoption and provides an important opportunity to incorporate County-level planning input prior to the public hearing. VHB will support the Village’s §239-m submission by coordinating complete and well-organized referral materials, documenting and responding to County comments, and refining the draft zoning framework as needed. This process will help confirm consistency with SEQRA documentation, Smart Growth objectives, and the Village’s adopted policy direction as the project moves toward local adoption.

### **County Planning Board Referral and Coordination**

Following completion of SEQRA documentation and prior to the public hearing, VHB will support the Village’s referral of the draft TOD Zoning Code to the Westchester County Planning Board in accordance with New York State General Municipal Law §239-m. VHB will coordinate with Village staff to confirm that referral materials—including the revised draft zoning text, zoning map, and relevant supporting documentation—are complete, clearly organized, and responsive to County review criteria.

This coordination will help streamline County review and confirm that comments received can be efficiently addressed as part of the zoning adoption process.

### **Response to County Planning Board Comments**

Upon receipt of comments and recommendations from the Westchester County Planning Board, VHB will review and document all feedback and prepare written responses clarifying how each comment is addressed. Responses will indicate whether comments result in revisions to the zoning text, zoning map, or supporting materials, or whether no changes are warranted based on project scope, adopted Village policy, or prior technical analysis.

VHB will coordinate responses with Village staff to confirm consistency with SEQRA documentation, Smart Growth objectives, and the overall zoning framework, supporting efficient progression toward public hearing and local adoption.



## Revision of Zoning Code based on County Planning Board Comments

Based on one round of coordinated County Planning Board comments and Village direction, VHB will revise the draft TOD Zoning Code and associated materials as appropriate. Revisions will be targeted and consistent with the project's planning-level scope, supporting continued alignment with the Village's Comprehensive Plan, Smart Growth principles, and SEQRA documentation, while maintaining readiness for public hearing and local adoption.

### ***Deliverables***

- » Presentation and Delivery of Draft Transit Oriented District Zoning Codes to Westchester County Planning Board.
- » County Comment Response Memorandum including documentation of comments, written responses to Comments, and references to relevant sections of the document.
- » Revised Transit Oriented District Zoning Codes based on comments.

### ***Assumptions***

- » VHB assumes the Village will be responsible for formally transmitting referral materials to the Westchester County Planning Board in accordance with General Municipal Law §239-m and local procedural requirements.
- » VHB assumes the County Planning Board will provide one consolidated round of comments and recommendations within the standard statutory review timeframe.
- » VHB assumes revisions in response to County comments will be limited to targeted refinements consistent with the project scope and will not require restructuring of the overall zoning framework or preparation of additional zoning alternatives.
- » VHB assumes that the volume of County comments will be reasonably consistent with a single review cycle; extensive additional rounds of comment or substantial new technical requests may require a supplemental scope.
- » VHB assumes that any required legal notices, hearing scheduling, and final procedural coordination related to County referral will be managed by the Village and its counsel as part of the adoption process.

## Task 11 | Final Draft Zoning Code

VHB will prepare the final draft of the TOD Zoning Code and associated regulations, incorporating all comments and recommendations received through the municipal board review, County Planning Board referral, SEQRA process, and prior public engagement. This task represents the culmination of the planning and regulatory development process and will confirm that the proposed zoning is internally consistent, legally defensible, and ready for formal public review and adoption.



The final draft zoning code will reflect confirmed policy direction, Smart Growth principles, and zoning-based mitigation measures identified through the SEQRA review. VHB will make sure that all revisions are clearly integrated into the zoning text, maps, and cross-references, and that the regulations are formatted and organized for ease of use by Village staff, decision-makers, and future applicants.

VHB will coordinate with the Village to prepare adoption-ready zoning materials suitable for public hearing and legislative action. This will include confirmation that the final zoning text and maps are consistent with SEQRA findings, County Planning Board recommendations, and applicable State and local requirements. The final draft will be prepared in a format that can be readily incorporated into the Village Code upon adoption.

#### ***Deliverables***

- » Final draft TOD Zoning Code regulations and zoning district map for public hearing and local adoption.

#### ***Assumptions***

- » VHB assumes the final draft will be prepared as an adoption-ready document package, but that formal legal codification, local law formatting, and filing requirements will be completed by the Village and its counsel as part of the legislative adoption process.

## **Task 12 | Public Hearing and Local Adoption**

Public hearing and local adoption represent the culminating step in Irvington's TOD zoning process, providing the formal opportunity for community input prior to enactment of the new regulations. VHB will support the Village in publicizing the hearing, preparing accessible materials, and providing technical assistance during the hearing to clearly communicate the intent, structure, and Smart Growth benefits of the proposed TOD Zoning Code. Following the hearing and adoption, VHB will compile final documentation—including zoning text and maps, SEQRA materials, and engagement records—and transfer an organized project archive to the Village. VHB will also finalize the NYSDOS Smart Growth Checklist and Project Assessment to support grant compliance and project close-out.

### **Outreach and Promotion of Public Hearing**

VHB will support the Village in publicizing the required public hearing on the proposed TOD Zoning Code in accordance with State and local notice regulations. Outreach will be coordinated with the Village and will include preparation of public-facing materials to be shared through the outreach channels identified in the Community Participation Plan to make sure that community members are aware of the hearing, understand its purpose, and have access to draft zoning materials in advance of the hearing.

### **Public Hearing**

VHB will support the Village during the public hearing by attending the hearing, providing technical support as needed, and responding to questions related to the proposed zoning regulations, planning context, and Smart Growth objectives. The hearing will provide a formal opportunity for public comment prior to local adoption of the TOD Zoning Code.



VHB will coordinate with the Village to document public comments received during the hearing and to compile a summary of comments and responses, as appropriate, for inclusion in the adoption record. Minutes from the public hearing will be incorporated into the project documentation consistent with Village procedures.

### **Transfer of Materials**

Following adoption, VHB will compile and transfer all final project materials to the Village, including zoning text, maps and supporting graphics, SEQRA documentation, and public engagement records. Materials will be provided in agreed-upon digital formats suitable for Village records, future reference, and implementation.

### **Finalized NYSDOS Smart Growth Checklist Form and Project Assessment**

VHB will prepare the finalized State Smart Growth Checklist Form and Project Assessment, documenting how the adopted TOD Zoning Code advances Smart Growth principles. This documentation will reflect the final adopted regulations and will support grant close-out and State reporting requirements.

#### ***Deliverables***

- » Public hearing outreach and promotional materials.
- » Support for public hearing proceedings.
- » Public hearing minutes and comment summary.
- » Complete transfer of final project materials.
- » Final NYSDOS Smart Growth Checklist Form and Project Assessment.

#### ***Assumptions***

- » VHB assumes the Village will be responsible for scheduling the public hearing, issuing all required legal notices, and managing procedural requirements for adoption in accordance with State and local law.
- » The Village will be responsible for scheduling and advertising the public hearing in accordance with all applicable State and local notice requirements. VHB will provide draft public-facing materials to support Village outreach and communication.
- » The Village will secure an accessible meeting location and provide the appropriate accommodations and participation options necessary to confirm public access consistent with Village procedures.
- » The Village will preside over and conduct the public hearing as Lead Agency and adopting authority, with VHB providing technical support and responding to questions regarding the proposed TOD Zoning Code, Smart Growth objectives, and supporting analysis as requested.
- » VHB assumes VHB's role will be limited to technical support, presentation assistance as requested, and documentation of comments received, and will not include legal representation or preparation of formal legislative resolutions.



- » VHB assumes final adoption will be based on the zoning framework refined through prior municipal board review, County Planning Board referral, and SEQRA documentation, with only minor adjustments occurring at this stage.
- » VHB assumes final project materials will be transferred digitally in agreed-upon formats; ongoing implementation support or future code amendments beyond adoption are not included in this task unless separately authorized.
- » VHB assumes NYSDOS Smart Growth Checklist finalization will reflect the adopted zoning provisions and will be completed in coordination with Village and State grant close-out requirements.



#### Visualizing Smart Growth Opportunities for Irvington's TOD District

VHB is excited to partner with the Village and its community to envision what is possible for the TOD District. Through clear renderings and illustrative visuals, we will help communicate a range of future development opportunities and support a shared vision for smart growth.

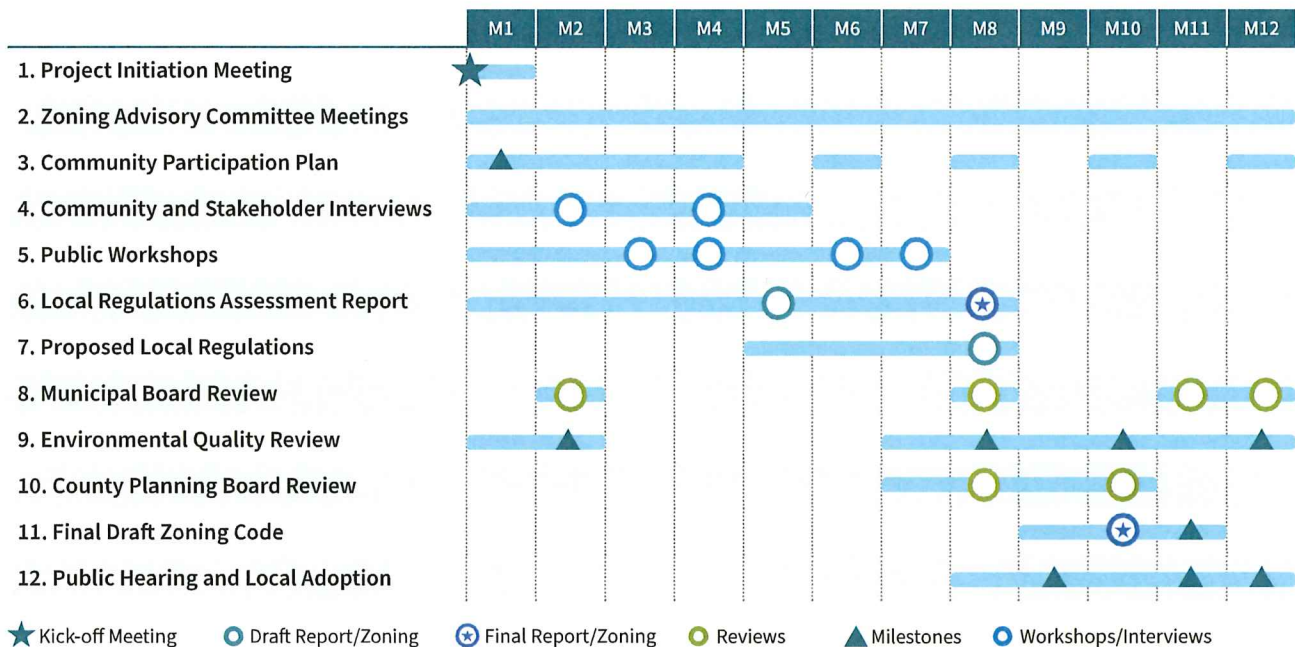


# 5

## Schedule

The following schedule outlines VHB's anticipated schedule for completing the scope of work.





VHB will successfully execute this project within a 12-month timeframe and proposes the following phased work program to advance the TOD Zoning Code from initiation through adoption. The schedule is organized around three major phases that align technical analysis, zoning development, and required approvals:

- » **Existing Conditions and Regulatory Assessment (Months 1–5):** This initial phase will establish the foundation for the rezoning effort through formation and coordination of the Zoning Advisory Committee, analysis of Irvington's existing development regulations, and review of current planning and zoning initiatives. VHB will conduct key stakeholder interviews to gather early insights and will engage the broader community through surveys and an initial public workshop to build a shared understanding of TOD objectives and station-area priorities.
- » **Local Regulations Report and Draft Zoning Code Development (Months 5–8):** Building on the baseline assessment and engagement outcomes, VHB will develop the Sustainability and Smart Growth Framework, the Historic District and TOD Integration analysis, and the Environmental and Regulatory Approvals Process Strategy. These components will be synthesized into the Local Regulations Assessment and Recommendations Report and translated into a draft TOD Zoning Code and zoning district map. A second community workshop will be held to confirm the vision and review proposed zoning strategies prior to advancing into formal review.
- » **SEQRA Review and Approvals Leading to Adoption (Months 8–12):** The final phase will focus on completion of the SEQRA process, municipal board and County Planning Board review, and refinement of an adoption-ready zoning package. VHB will incorporate final comments, prepare the final draft zoning documents, and support the Village through the public hearing and local adoption process.

Overall, this work program provides a clear and integrated pathway from early assessment through final zoning adoption, making sure that engagement, regulatory drafting, and environmental compliance proceed in parallel and reinforce one another.





Village of Irvington Transit Oriented Development District

# 6

## Fee

VHB proposes a single, total-inclusive lump sum not-to-exceed fee to complete the Scope of Work outlined in the Village of Irvington Transit-Oriented Development District RFP, consistent with the Smart Growth Community Planning Program requirements. The fee is organized by task and includes detailed personnel and subconsultant cost breakdowns, along with identified administrative and reimbursable expenses, as required. VHB's cost proposal also reflects full compliance with New York State MWBE participation and reporting requirements, consistent with the goals established for this contract.



| Task                                                  | Labor Fee           |
|-------------------------------------------------------|---------------------|
| 1 Project Initiation Meeting                          | \$ 3,777.61         |
| 2 Zoning Advisory Committee Meetings                  | \$ 7,975.38         |
| 3 Community Participation Plan                        | \$ 3,443.72         |
| 4 Community and Stakeholder Interviews                | \$ 5,961.01         |
| 5 Public Workshops                                    | \$ 11,295.10        |
| 6 Local Regulations Assessment and Regulations Report | \$ 35,450.96        |
| 7 Proposed Local Regulations                          | \$ 47,127.09        |
| 8 Municipal Board Review                              | \$ 2,366.88         |
| 9 Environmental Quality Review                        | \$ 98,737.20        |
| 10 County Planning Board Review                       | \$ 2,605.97         |
| 11 Final Draft Zoning Code                            | \$ 10,566.12        |
| 12 Public Hearing and Local Adoption                  | \$ 4,127.76         |
| <b>Labor Costs (Lump Sum)</b>                         | <b>\$233,434.80</b> |
| <b>Expenses</b>                                       | <b>\$3,500.00</b>   |
| <b>Grand Total</b>                                    | <b>\$236,934.80</b> |



VHB | Fee

| Task                                                  | VHB Hours & LS Rate   |                           |                            |                     |                 |                          |                 |                   |                | Studio V Hours & LS Rate |             | BBB Hours & LS Rate |            |                 |                |
|-------------------------------------------------------|-----------------------|---------------------------|----------------------------|---------------------|-----------------|--------------------------|-----------------|-------------------|----------------|--------------------------|-------------|---------------------|------------|-----------------|----------------|
|                                                       | Allison Ruddock, AICP | Andrew Buck, AICP, ENV SP | Gina Martini, AICP, ENV SP | Christiana Kastalek | Lindsay Drotman | Michael Goldemberg, AICP | Ryan Wolf, AICP | Ian Leidner, AICP | Andrew Jimenez | Project Manager          | Designer    | Partner             | Principal  | Project Planner | Junior Planner |
|                                                       | \$350.74              | \$240.63                  | \$274.60                   | \$149.51            | \$118.31        | \$333.29                 | \$149.91        | \$183.52          | \$147.08       | \$200.00                 | \$165.00    | \$320.00            | \$240.00   | \$185.00        | \$110.00       |
| 1 Project Initiation Meeting                          | 0                     | 6                         | 3                          | 0                   | 0               | 0                        | 0               | 0                 | 0              | 3                        | 3           | 0                   | 4          | 4               | 0              |
| 2 Zoning Advisory Committee Meetings                  | 0                     | 16                        | 6                          | 6                   | 0               | 0                        | 0               | 0                 | 0              | 6                        | 0           | 0                   | 3          | 2               | 0              |
| 3 Community Participation Plan                        | 1                     | 6                         | 1                          | 9                   | 5               | 0                        | 0               | 0                 | 0              | 0                        | 0           | 0                   | 2          | 0               | 0              |
| 4 Community and Stakeholder Interviews                | 2                     | 8                         | 4                          | 2                   | 5               | 0                        | 0               | 0                 | 2              | 8                        | 24          | 0                   | 0          | 0               | 0              |
| 5 Public Workshops                                    | 0                     | 9                         | 5                          | 18                  | 0               | 0                        | 0               | 0                 | 0              | 12                       | 48          | 0                   | 0          | 0               | 0              |
| 6 Local Regulations Assessment and Regulations Report | 2                     | 24                        | 13.5                       | 5                   | 42              | 2                        | 10              | 8                 | 6              | 12                       | 48          | 4                   | 0          | 20              | 41             |
| 7 Proposed Local Regulations                          | 5                     | 9                         | 22                         | 5                   | 15              | 3                        | 3               | 2                 | 0              | 32                       | 105         | 4                   | 12         | 8               | 0              |
| 8 Municipal Board Review                              | 0                     | 3                         | 2                          | 4                   | 4               | 0                        | 0               | 0                 | 0              | 0                        | 0           | 0                   | 0          | 0               | 0              |
| 9 Environmental Quality Review                        | 5                     | 14                        | 76                         | 130                 | 200             | 5                        | 15              | 10                | 10             | 8                        | 24          | 2                   | 4          | 0               | 0              |
| 10 County Planning Board Review                       | 0                     | 3                         | 2                          | 4                   | 6               | 0                        | 0               | 0                 | 0              | 0                        | 0           | 0                   | 0          | 0               | 0              |
| 11 Final Draft Zoning Code                            | 2                     | 3                         | 10                         | 5                   | 5               | 0                        | 0               | 0                 | 0              | 8                        | 28          | 0                   | 0          | 0               | 0              |
| 12 Public Hearing and Local Adoption                  | 1                     | 5                         | 4                          | 8                   | 2               | 0                        | 0               | 0                 | 0              | 0                        | 0           | 0                   | 0          | 0               | 0              |
| Hours                                                 | 18                    | 106                       | 148.5                      | 196                 | 284             | 10                       | 28              | 20                | 18             | 89                       | 280         | 10                  | 25         | 34              | 41             |
| Total Labor Costs                                     | \$6,313.25            | \$25,506.45               | \$40,777.77                | \$29,304.21         | \$33,598.76     | \$3,332.90               | \$4,197.38      | \$3,670.30        | \$2,647.36     | \$17,800.00              | \$46,200.00 | \$3,200.00          | \$6,000.00 | \$6,290.00      | \$4,510.00     |
| Grand Total                                           | \$149,348.38          |                           |                            |                     |                 |                          |                 |                   |                | \$64,000.00              |             | \$20,000.00         |            |                 |                |



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Village of Irvington Transit Oriented Development District

# 7

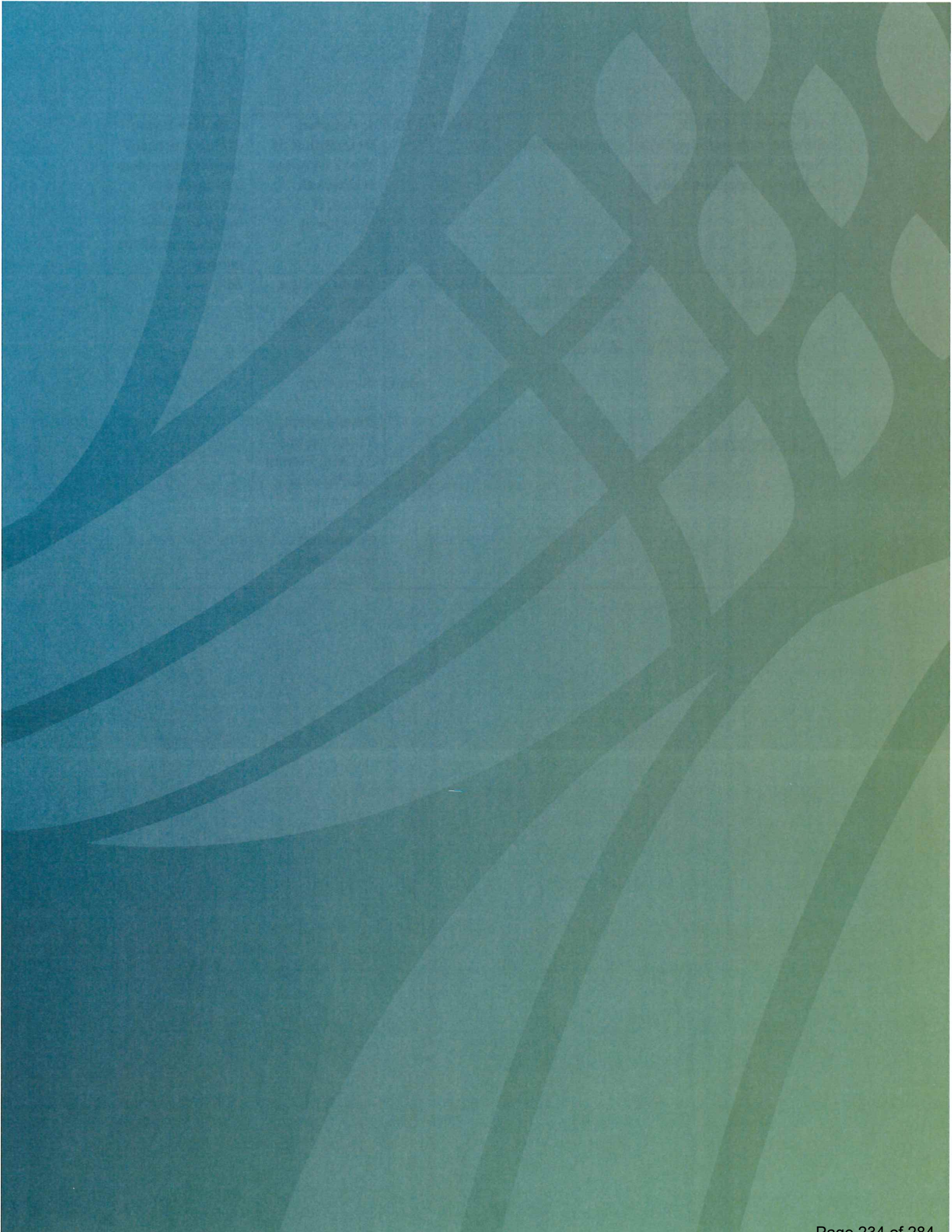
## MWBE Reporting

VHB has provided a table of proposed M/WBE subcontractors and suppliers to comply with MWBE reporting requirements.



| 1. Certified M/WBE Subcontractors/Suppliers Name, Address, Email Address, Telephone No.                                                    | 2. Classification                                                                                                                 | 3. Federal ID No. | 4. Detailed Description of Work (Attach additional sheets, if necessary)                                                                                                                                                                                        | 5. Dollar Value of Subcontracts/Supplies/Services and intended performance dates of each component of the contract. |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <p><b>A. STUDIO V</b><br/>Architecture</p> <p>111 E 29th St, New York,<br/>NY 10016</p> <p>E: kathy@studiov.nyc</p> <p>P: 212.779.2288</p> | <p><b>NYS ESD<br/>CERTIFIED</b></p> <p><input checked="" type="checkbox"/> MBE</p> <p><input checked="" type="checkbox"/> WBE</p> | <p>47-4476774</p> | <p>Urban Design,<br/>Build Out<br/>Scenarios and<br/>Impact<br/>Assessment,<br/>Supporting<br/>Zoning Code<br/>Development,<br/>Visualizations,<br/>Existing Zoning<br/>and Physical<br/>Conditions<br/>Analysis,<br/>Community<br/>Engagement<br/>Support.</p> | <p>\$64,000</p>                                                                                                     |















**RESOLUTION 2026-XXX**

**AUTHORIZATION TO APPROVE CHANGE ORDER #1 FOR THE ERIE STREET AND  
LANGDON AVENUE WATER MAIN REPLACEMENT PROJECT (#2026-09)**

Trustee            offered the following resolution, which was seconded by Trustee            , and adopted:

**RESOLVED** to approve Change Order #1 with Legacy Supply, LLC in the amount of a \$66,941.32 for the Erie Street and Langdon Avenue water main replacement project and to authorize the Village Administrator to execute said Change Order.



copy: Doug Hahn

**CHANGE ORDER NO. 1**  
**June 26, 2026**

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**PROJECT:**           **Proposed Erie Street and Langdon Avenue Water Main Replacement**  
                          **Project #2026-09**  
                          **Village of Irvington**

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**CONTRACTOR:**   **Legacy Supply, LLC**  
                          **14 Railroad Avenue**  
                          **Valhalla, NY 10595**

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**TO:**                   **Lisa Lyons Cassidy**  
                          **Owner**

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You are directed to make the following changes to the referenced project. The work should be paid for as per the prices shown below.

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**DESCRIPTION:**

Throughout the progress of work at the northwest side of the Langdon Avenue and Washington Avenue intersection an existing inoperable valve was encountered causing various delays and additional work to the project. Hand excavation was required to access the existing Village water valve. Unsuccessful water main shut downs caused various delays and additional work to the project. An insertion valve was required to isolate the existing water system due to the unsuccessful water main shut down. In addition, two new fire hydrants were added to the project scope. The following items were tracked on a labor and material basis. All work was reviewed in the field with the Village Water Department and was completed in compliance with the Village standards and Contract Documents.

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**COST SUMMARY:**

| ITEM                                                                                                                      | UNIT     | QUANTITY | UNIT PRICE   | COST EXTENSION |
|---------------------------------------------------------------------------------------------------------------------------|----------|----------|--------------|----------------|
| May 21, 26-28, June 2, 4-5 – Hand dig existing valve, Excavation and Installation of Fire Hydrants and hydrant extension. | Lump Sum | 1        | \$ 26,916.72 | \$ 26,916.72   |
| Furnish Two Fire Hydrants to Water Dept.                                                                                  | Lump Sum | 1        | \$10,795.03  | \$10,795.03    |



**Change Order No. 1**  
**Proposed Erie Street and Langdon Avenue Water Main Replacement**  
**Project #2026-09**  
**Village of Irvington**  
**June 26, 2026**

|                                                         |          |   |              |             |
|---------------------------------------------------------|----------|---|--------------|-------------|
| June 9 – Delay due to unsuccessful water main shutdown. | Lump Sum | 1 | \$ 7,700.40  | \$ 7,700.40 |
| June 15 – Excavation preparation for Insertion Valve.   | Lump Sum | 1 | \$ 2,929.17  | \$ 2,929.17 |
| June 16 – 6-Inch Insertion Valve.                       | Lump Sum | 1 | \$ 18,600.00 | \$18,600.00 |

**TOTAL COST OF CHANGE ORDER:**

**\$ 66,941.32**



Change Order No. 1  
Proposed Erie Street and Langdon Avenue Water Main Replacement  
Project #2026-09  
Village of Irvington  
June 26, 2026

**NEW CONTRACT PRICE:**

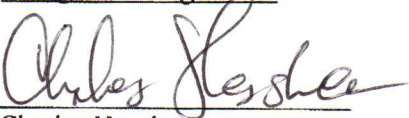
|                                                 |               |
|-------------------------------------------------|---------------|
| Contract price prior to this Change Order:      | \$ 322,988.00 |
| <u>Cost</u> resulting from this Change Order:   | \$ 66,941.32  |
| New Contract price including this Change Order: | \$ 389,929.32 |

The above changes are recommended for approval:

By: James J. Hahn Engineering, P.C.  
Village Consulting Engineer  
  
Douglas J. Hahn, P.E.  
Dated: 7/1/26

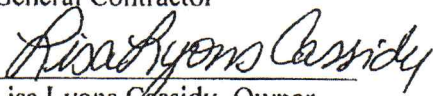
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The above changes are accepted:

By: Village of Irvington  
  
Charles Hessler  
Village Administrator  
Dated: 7/2/26

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The above changes are accepted:

By: Legacy Supply, LLC  
General Contractor  
  
Lisa Lyons Cassidy, Owner  
Dated: 6/29/2026

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**RESOLUTION 2026-XXX****AWARD OF CONTRACT FOR JOINT VILLAGE PAVING (#2026-40)**

Trustee                offered the following resolution, which was seconded by Trustee                , and adopted:

**WHEREAS**, the Village of Ardsley in a cooperative relationship with the Villages of Hastings-on-Hudson, Irvington, Sleepy Hollow and Tarrytown, has solicited bids for the milling and resurfacing of various streets in the Village of Irvington and partner municipalities referenced above; and

**WHEREAS**, a public notice for this project bid was duly advertised on May 1, 2026; and

**WHEREAS**, at 11AM on May 26, 2026 at Ardsley Village Hall three (3) sealed bids were received and received were opened as summarized below; and

| <b><u>CONTRACTOR</u></b>                                             | <b><u>BASE BID</u></b> | <b><u>ALT 1</u></b> | <b><u>ALT 2</u></b> | <b><u>TOTAL</u></b> |
|----------------------------------------------------------------------|------------------------|---------------------|---------------------|---------------------|
| ELQ Industries Inc.<br>567 Fifth Avenue<br>New Rochelle, NY 10801    | \$1,491,777.63         | \$99,264.00         | \$34,668.00         | \$1,625,709.63      |
| Montesano Brothers Inc.<br>76 Plain Avenue<br>New Rochelle, NY 10801 | \$1,512,715.00         | \$125,300.00        | \$54,000.00         | \$1,692,015.00      |
| Shawns Lawns<br>470 West Avenue<br>Stamford, CT 06902                | \$1,626,335.79         | \$108,879.60        | \$6,750.00          | \$1,741,965.39      |

**WHEREAS**, the Village Administrator reviewed the bids submitted and determined that the lowest bidder is in order and responsive to the specifications; and

**WHEREAS**, following the unit values bid in the contract and the extended totals based upon the Engineers estimates of the work to be performed in the Village of Irvington the value of work is \$353,087.85 with the balance of the contract value for work apportioned to the Villages of Ardsley, Hastings-on-Hudson, Sleepy Hollow and Tarrytown, collectively summing to \$1,272,621.78; and

**WHEREAS**, in accordance with the contract, each partner municipality, or other municipalities that may piggyback on this bid, will separately authorize the Contract and be responsible for payment of services performed within their respective municipality directly to the contractor;

**NOW THEREFORE BE IT RESOLVED**, that the Village Board of Trustees of the Village of Irvington hereby awards the contract, for the work to be performed for 2026 Milling and Resurfacing on various streets in the Village of Irvington to ELQ Industries Inc. (PRC # 2026009565) in accordance with their Unit Prices contained in their bid of May 26, 2026 for the work to be performed within the Village of Irvington and the other four Villages and to authorize the Village Administrator to execute said contract.



**MEMORANDUM**

**To :** Charles Hessler  
Village Administrator

**From :** Douglas J. Hahn, P.E.  
Village Consulting Engineer

**Date :** June 23, 2026

**Subject :** 2026 Road Milling and Paving Contract  
Village of Irvington, NY

On May 26, 2026, three (3) bids for the referenced project were received and publicly read aloud at Ardsley Village Hall. We reviewed the bids in accordance with the project specifications and verified bid values for the bidders as shown on the attached spreadsheet. Any errors were corrected and shown in red.

The project consists of milling approximately 52,000 square yards of existing roadway surface, adjust manholes, valve boxes, and catch basins, line striping, and installing approximately 6,500 tons of asphalt top course.

The Contractor's names, addresses, and base bid amounts are as follows:

| <u>CONTRACTOR</u>                                                                       | <u>BASE BID</u> | <u>ALT 1</u> | <u>ALT 2</u> | <u>TOTAL</u>          |
|-----------------------------------------------------------------------------------------|-----------------|--------------|--------------|-----------------------|
| <b>ELQ Industries, Inc.</b><br><b>567 Fifth Avenue</b><br><b>New Rochelle, NY 10801</b> | \$1,491,777.63  | \$99,264.00  | \$34,668.00  | <b>\$1,625,709.63</b> |
| <b>Montesano Bros., Inc.</b><br><b>76 Plain Avenue</b><br><b>New Rochelle, NY 10801</b> | \$1,512,715.00  | \$125,300.00 | \$54,000.00  | <b>\$1,692,015.00</b> |
| <b>Shawns Lawns</b><br><b>470 West Avenue</b><br><b>Stamford, CT 06902</b>              | \$1,626,335.79  | \$108,879.60 | \$6,750.00   | <b>\$1,741,965.39</b> |

E N V I R O N M E N T A L     A N D     C I V I L     E N G I N E E R I N G  
S T U D I E S     •     R E P O R T S     •     D E S I G N



**Charles Hessler**  
**2026 Road Milling and Paving Contract**  
**June 23, 2026**  
**Page 2**

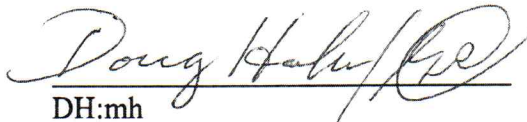
ELQ Industries, Inc. is the lowest bidder and has submitted a responsive bid with satisfactory work references and has been successful in completing similar projects of similar scope.

ELQ Industries, Inc. has indicated that they can meet the project schedule and perform the work in accordance with the project specifications. Please note, the low bidder confirmed the error in their bid was clerical and it does not change the unit price.

The anticipated total cost for work in Irvington is \$353,087.85.

Based on the above, we recommend that the Village Board accept and approve ELQ Industries, Inc. as the lowest bid option with the best interest of all municipalities in mind, and have the project proceed pending the submission of NYS Contractor Certification, bonds, and insurances.

If there are any questions, please do not hesitate to contact me at your earliest convenience.

  
DH:mh

Enclosure

P:\Village of Irvington\Highway Department\Paving 2026\Recommendation Letter - Paving 2026.doc



**RESOLUTION 2026-XXX**  
**APPROVAL OF SECOND AMENDMENT TO THE INTER-MUNICIPAL AGREEMENT**  
**WITH WESTCHESTER COUNTY FOR SOLID WASTE AND RECYCLABLES**  
**DISPOSAL**

Trustee                      offered the following resolution, which was seconded by Trustee                      and  
adopted:

**RESOLVED** to approve the second amendment to the Inter-municipal Agreement with  
the County of Westchester for solid waste and recyclables disposal for the term October 22, 2024  
through October 21, 2029.



**VILLAGE OF IRVINGTON**  
**DEPARTMENT OF PUBLIC WORKS**



**Memo**

**TO:** Charles Hessler, Village Administrator

**FROM:** Todd Smith, Superintendent of Public Works

**DATE:** July 14, 2025

**RE: Execution of Acknowledgment:**

**2<sup>nd</sup> Amendment to IMA for Solid Waste & Recyclables Disposal for Refuse Disposal**  
**District # 1**

In order to continue to dump Trash & Recyclables at Westchester County Material Recovery Facilities. I request that the IMA provided be executed and returned to Westchester County Department of Environmental Facilities. In signing this agreement, the Village of Irvington / Department of Public Works will agree and receive yearly incremental tipping fee increases subject to the annual adjustment factor equal to the Consumer Price Index (CPI)

**CC:** Katie Bugna, Village Clerk/Treasurer

Kare Buccheri, Executive Secretary to Village Administrator



**THIS SECOND AMENDMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between:

**THE COUNTY OF WESTCHESTER, ACTING BY AND THROUGH REFUSE DISPOSAL DISTRICT NO. 1**, a district created pursuant to Article 5-A of the New York State County Law by Act No. 32-1982 of the Westchester County Board of Legislators, having an office and place of business at 270 North Avenue, New Rochelle, New York 10801, (hereinafter referred to as the "District"),

and

\_\_\_\_\_, a municipal Corporation of the State of New York, having an office and place of business \_\_\_\_\_ (hereinafter referred to as "Participant").

**W I T N E S S E T H:**

**WHEREAS**, County Act. No. 32-1982 established the District in 1982 and intermunicipal agreements ("IMAs") were thereafter entered into by the municipalities that comprise the District (collectively the "Participants") to accept and process solid waste of the Participants; and

**WHEREAS**, the current IMAs are for the processing of solid waste and recyclables between the District and the Participants and has a base term of October 22, 2009, through October 21, 2019 ("Initial Term"), with the District having the sole option to extend the Initial Term for one (1) five (5) year renewal period upon the same terms and conditions (the "First Renewal Term"), and thereafter, should the District elect to extend the Initial Term, the District and the Participants may, upon mutual written agreement, further extend the First Renewal Term not more than two (2) times each for an additional five (5) year term; and

**WHEREAS**, the District duly exercised its option to extend the Initial



Term, and other certain terms of the IMAs were amended, therefore, the First Amendment to the IMAs was executed; and

**WHEREAS**, the First Renewal Term expired on October 21, 2024;  
and

**WHEREAS**, the District and the Participants agree that the current IMA between the parties is mutually beneficial; and

**WHEREAS**, the District and the Participants seek to continue the efficient operation of the District's solid waste and recyclables management and disposal system; and

**WHEREAS**, the District and the Participants all wish to further extend the First Renewal Term an additional five (5) years commencing retroactively on October 22, 2024 and continuing through October 21, 2029; and

**WHEREAS**, effective June 1, 2025, the Solid Waste Tipping Fee was reset to \$45.00/ton and thereafter shall be adjusted upward or downward in accordance with the terms of Article III of the IMA.

**WHEREAS**, the parties have agreed to act in good faith and to take all necessary and appropriate actions, in cooperation with one another, to effect the purposes of the IMAs, as amended, and to enter into this Second Amendment pursuant to their respective lawful authorities.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements herein set forth, and of the undertakings of each party to the other, the parties do hereby promise and agree as follows:

1. All defined terms shall have the meanings ascribed to them in the IMA, as amended.



2. The IMA is hereby further amended to effectuate the mutual option of the District and the Participant to extend the Term of the IMA for the period of October 22, 2024 through October 21, 2029, unless terminated sooner.

3. Participant shall provide the District with updated insurance certificates covering the term of this Second Amendment in accordance with the Standard Insurance Provisions contained in Schedule "C-2" which is attached hereto and made a part hereof.

4. Except as otherwise provided herein, all other terms and conditions of the IMA, as amended by the First Amendment, shall remain in full force and effect.

5. This Second Amendment shall not be enforceable until signed by both parties and approved by the Office of the Westchester County Attorney.

*[NO FURTHER TEXT ON THIS PAGE. SIGNATURE PAGE FOLLOWS.]*



IN WITNESS WHEREOF, the Parties hereto have duly executed this Second Amendment the day and year first above mentioned.

**THE COUNTY OF  
WESTCHESTER, ACTING  
BY AND THROUGH REFUSE  
DISPOSAL DISTRICT NO. 1**

By: \_\_\_\_\_  
Name:  
Title:

MUNICIPALITY: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name:  
Title:

Approved by the Board of Legislators of the County of Westchester by Act No. ACT-2026-30 at a meeting duly held on the 2<sup>nd</sup> of March, 2026.

Approved:

\_\_\_\_\_  
Associate County Attorney  
The County of Westchester

*S/Iannace/DXF/IMA.SecondAmendment.Solid.Waste.11.21.25*



**MUNICIPALITY'S ACKNOWLEDGEMENT**

STATE OF NEW YORK            )

)

ss.: COUNTY OF WESTCHESTER

)

On this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, before me personally came

\_\_\_\_\_,

to me known, and known to me to be the \_\_\_\_\_  
of

\_\_\_\_\_, the municipal corporation described in and which executed  
the within

instrument, who being by me duly sworn did depose and say that he/she, resides at

\_\_\_\_\_

and that he/she is the \_\_\_\_\_

of said municipal corporation.

\_\_\_\_\_  
Notary Public           County



**CERTIFICATE OF AUTHORITY**  
(Municipality)

I, \_\_\_\_\_, certify that I am the  
(Officer other than officer signing contract)

\_\_\_\_\_ of the \_\_\_\_\_  
(Title) (Name of Municipality)

(the "Municipality") a corporation duly organized in good standing under the \_\_\_\_\_

\_\_\_\_\_  
(Law under which organized, e.g., the New York Village Law, Town Law, General Municipal Law)

named in the foregoing agreement that \_\_\_\_\_ who signed  
said

(Person executing agreement)

agreement on behalf of the Municipality was, at the time of execution

\_\_\_\_\_ of \_\_\_\_\_  
(Title of such person),

the Municipality, that said agreement was duly signed for on behalf of said Municipality by

authority of its \_\_\_\_\_ thereunto duly  
authorized, (Town Board, Village Board, City Council)

and that such authority is in full force and effect at the date hereof.

\_\_\_\_\_  
(Signature)

STATE OF NEW YORK )

ss.:

COUNTY OF WESTCHESTER)

On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, before me personally came \_\_\_\_\_  
\_\_\_\_\_ whose signature appears above, to me known, and  
know to be the

\_\_\_\_\_ of \_\_\_\_\_,  
(Title)

the municipal corporation described in and which executed the above certificate, who  
being by me duly sworn did depose and say that he, the said \_\_\_\_\_

resides at \_\_\_\_\_, and

that he/she is the \_\_\_\_\_ of said municipal corporation.  
(Title)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
County



## **SCHEDULE "C-2"**

### **STANDARD INSURANCE PROVISIONS**

#### **(DEF IMA)**

1. Prior to commencing work, and throughout the term of the Agreement, the Municipality (and its sub-contractor if applicable) shall obtain at its own cost and expense the required insurance as delineated below from insurance companies licensed in the State of New York, carrying a Best's financial rating of A or better. Municipality (and its sub-contractor if applicable) shall provide evidence of such insurance to the County of Westchester ("County"), either by providing a copy of policies and/or certificates as may be required and approved by the Director of Risk Management of the County ("Director"). The policies or certificates thereof shall provide that ten (10) days prior to cancellation or material change in the policy, notices of same shall be given to the Director either by overnight mail or personal delivery for all of the following stated insurance policies. All notices shall name the Municipality (and its sub-contractor if applicable) and identify the Agreement.

If at any time any of the policies required herein shall be or become unsatisfactory to the Director, as to form or substance, or if a company issuing any such policy shall be or become unsatisfactory to the Director, the Municipality (and its sub-contractor if applicable) shall upon notice to that effect from the County, promptly obtain a new policy, and submit the policy or the certificate as requested by the Director to the Office of Risk Management of the County for approval by the Director. Upon failure of the Municipality (and its sub-contractor if applicable) to furnish, deliver and maintain such insurance, the Agreement, at the election of the County, may be declared suspended, discontinued or terminated.

Failure of the Municipality (and its sub-contractor if applicable) to take out, maintain, or the taking out or maintenance of any required insurance, shall not relieve the Municipality (and its sub-contractor if applicable) from any liability under the Agreement, nor shall the insurance requirements be construed to conflict with or otherwise limit the contractual obligations of the Municipality (and its sub-contractor if applicable) concerning indemnification.

All property losses shall be made payable to the "County of Westchester" and adjusted with the appropriate County personnel.

In the event that claims, for which the County may be liable, in excess of the insured amounts provided herein are filed by reason of Municipality (and its sub-contractor if applicable)'s negligent acts or omissions under the Agreement or by virtue of the provisions of the labor law or other statute or any other reason, the amount of excess of such claims or any portion thereof, may be withheld from payment due or to become due the Municipality (and its sub-contractor if applicable) until such time as the Municipality (and its sub-contractor if applicable) shall furnish such additional security covering such claims in form satisfactory to the Director.

In the event of any loss, if the Municipality (and its sub-contractor if applicable) maintains broader coverage and/or higher limits than the minimums identified herein, the County shall be entitled to the broader coverage and/or higher limits maintained by the Municipality (and its sub-contractor if applicable). Any available insurance proceeds in



excess of the specified minimum limits of insurance and coverage shall be available to the County.

2 The Municipality (and its sub-contractor if applicable) shall provide proof of the following coverage (if additional coverage is required for a specific agreement, those requirements will be described in the Agreement):

- a) Workers' Compensation and Employer's Liability. Certificate form C-105.2 or State Fund Insurance Company form U-26.3 is required for proof of compliance with the New York State Workers' Compensation Law. State Workers' Compensation Board form DB-120.1 is required for proof of compliance with the New York State Disability Benefits Law. Location of operation shall be "All locations in Westchester County, New York."

Where an applicant claims to not be required to carry either a Workers' Compensation Policy or Disability Benefits Policy, or both, the employer must complete NYS form CE-200, available to download at: <http://www.wcb.ny.gov>.

If the employer is self-insured for Workers' Compensation, he/she should present a certificate from the New York State Worker's Compensation Board evidencing that fact (Either SI-12, Certificate of Workers' Compensation Self-Insurance, or GSI-105.2, Certificate of Participation in Workers' Compensation Group Self-Insurance).

- b) Commercial General Liability Insurance with a combined single limit of \$1,000,000 (c.s.1) per occurrence and a \$2,000,000 aggregate limit naming the "County of Westchester" as an additional insured on a primary and non-contributory basis. This insurance shall include the following coverages:
  - i. Premises - Operations.
  - ii. Broad Form Contractual.
  - iii. Independent Municipality (and its sub-contractor if applicable) and Sub-Municipality (and its sub-contractor if applicable).
  - iv. Products and Completed Operations.
- c) Commercial Umbrella/Excess Insurance: \$2,000,000 each Occurrence and Aggregate naming the "County of Westchester" as additional insured, written on a "follow the form" basis.

NOTE: Additional insured status shall be provided by standard or other endorsement that extends coverage to the County of Westchester for both on-going and completed operations.

All Contracts involving the use of explosives, demolition and/or underground work shall provide proof that XCU is covered.

- d) Automobile Liability Insurance with a minimum limit of liability per occurrence of \$1,000,000 for bodily injury and a minimum limit of \$100,000 per occurrence for property damage or a combined single limit of \$1,000,000 unless otherwise indicated in the contract specifications. This insurance shall include for bodily injury and property damage the following coverages and name the "County of Westchester" as additional insured:
  - (i) Owned automobiles.
  - (ii) Hired automobiles.
  - (iii) Non-owned automobiles.



- e) Pollution Liability, either by separate policy of insurance or through endorsement to the General Liability Policy. Minimum Limit: \$1,000,000.00. This insurance shall indicate the following coverages:

- (i) Transit
- (ii) Sudden and Accidental
- (iii) Clean-up

3. All policies of the Municipality (and its sub-contractor if applicable) shall be endorsed to contain the following clauses:

(a) Insurers shall have no right to recovery or subrogation against the County (including its employees and other agents and agencies), it being the intention of the parties that the insurance policies so effected shall protect both parties and be primary coverage for any and all losses covered by the above-described insurance.

(b) The clause "other insurance provisions" in a policy in which the County is named as an insured, shall not apply to the County.

(c) The insurance companies issuing the policy or policies shall have no recourse against the County (including its agents and agencies as aforesaid) for payment of any premiums or for assessments under any form of policy.

(d) Any and all deductibles in the above described insurance policies shall be assumed by and be for the account of, and at the sole risk of, the Municipality (and its sub-contractor if applicable).



**RESOLUTION 2026-XX**  
**APPROVAL OF AGREEMENT WITH KARP STRATEGIES**

**RESOLVED** to approve the agreement with Karp Strategies subject to review by the Village Counsel in the amount of \$35,000 for professional services related to the Village of Irvington Facilities Plan related to financial analysis and authorize the Village Administrator to execute said agreement; and be it further

**RESOLVED** that the Clerk/Treasurer is hereby directed to transfer the funds as follows:

| Action                                     | GL Account     | Amount   |
|--------------------------------------------|----------------|----------|
| Decrease: Surplus                          | 1.1.4795       | \$35,000 |
| Increase: 2025 Facilities Planning Project | 6.1620.469.526 | \$35,000 |



This **CONSULTANT AGREEMENT** ("Agreement") is entered into as of \_\_\_\_\_, 2026 ("Effective Date") by and between:

1. Village of Irvington ("Client"), a municipality located at 85 Main Street, Irvington, NY 10533

and

2. Karp Strategies, LLC ("Consultant"), a New York limited liability company, with its principal office located at 26 Broadway, 3rd Floor, New York, NY 10004.

**WHEREAS**, this Agreement creates a contractual framework under which the Consultant shall provide consulting and other services ("Services") to Client; and

**WHEREAS**, such Services shall be memorialized in a Scope of Work attached hereto and incorporated hereunder as Exhibit A;

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, the parties hereby agree as follows:

**1. Term.** The term of the Agreement shall commence on the date of execution hereof and shall terminate, except as provided herein, upon completion of all items specified in the Scope of Work and the payment of Consultant's final invoice. The term of the Agreement may be extended by mutual written agreement of the parties. Notwithstanding the foregoing, the Agreement may be terminated (i) by either party upon thirty (30) days written notice, with or without cause, or (ii) ten (10) business days after written notice by either party of material breach of this Agreement by the other party, if the breaching party does not cure the breach within such 10-day period. If the Agreement is terminated prior to its expiration, Consultant shall be paid for services rendered up to the date of termination. In addition, Consultant shall be reimbursed for any noncancellable obligations, any cancellation penalties, and any expenditures reasonably incurred in connection with the Services prior to the effective date of termination.

**2. Scope of Work.**

a. Consultant agrees to perform Services for Client as outlined in the Scope of Work, subject to the terms and conditions of this Agreement. The Scope of Work shall define the Services to be provided by Consultant and shall include a description of any materials and other deliverables to be provided by Consultant and an estimated work schedule. Client and Consultant agree that any work schedules set forth in the Scope of Work are the estimated beginning and completion dates for the tasks and activities to be performed hereunder and may be revised by the parties during the term of any engagement. Any such



revisions must be agreed to in writing in advance by the parties. Consultant agrees to use reasonable efforts to meet such dates. Client agrees to cooperate with Consultant in the performance of the Services under the Scope of Work.

b. Client assumes responsibility for the accuracy of any information and/or specifications it provides to Consultant and agrees that Consultant may rely on such information and/or specifications without independent verification for the limited purpose of performing the Services hereunder. Consultant will have no liability (i) to the extent any deficiencies in the Services are the result of Client's acts or omissions, or (ii) where Client has instructed Consultant to perform the Services in a particular manner or in accordance with a particular schedule notwithstanding Consultant's contrary advice. Services and deliverables shall be deemed accepted by Client if Client does not inform Consultant of any alleged deficiencies within five (5) business days.

**3. Fees.** Client shall pay Consultant the Fees set forth on the Fee Schedule attached hereto and incorporated hereunder as part of the Scope of Work. Fees shall be due and payable by Client within 15 days of Consultant's invoice. In the event that Client fails to pay an invoice by its due date, Consultant may charge interest on all amounts past due, which shall accrue at one and one half percent (1-1/2%) per month thereafter (or the maximum amount permitted by law). Consultant reserves the right to cease providing Services under this Agreement and/or any Scope of Work to a Client whose payments are more than thirty (30) days overdue. Consultant reserves the right to require advance payment from Client in the event that Client fails to pay any invoice timely. Should third-party collection become necessary, Client agrees to pay all costs of collection, including attorneys' fees and court costs.

**4. Ownership of Materials.** Upon payment therefor, and subject to Consultant's interest in Consultant IP, and to third-party ownership rights in any Third-Party IP, each final deliverable prepared or created, in whole or in part, by Consultant in the course of providing the Services (each, a "Work"), shall become the sole and exclusive property of Client and shall be considered works for hire. In the event any such Work is not deemed a work for hire, upon payment therefor, Consultant hereby irrevocably, expressly and automatically assigns all right, title and interest worldwide in and to such Work to Client. Consultant will cooperate with Client to execute and file legally appropriate documents to record Client's ownership of such copyrights or other intellectual property rights at Client's request and expense. This understanding is subject to modification as agreed to by the parties.

Notwithstanding anything to the contrary herein, Consultant retains all right, title and interest in any and all methods, materials, tools, templates, techniques and other know-how developed by or for Consultant prior to or independent of the Service provided hereunder ("Consultant IP"). Except for the following limited



license, Client receives no rights in or to Consultant IP, whether by implication, estoppel or otherwise. To the extent any Consultant IP is contained in any Work, Consultant grants Client a royalty-free, non-exclusive, perpetual, sublicensable, transferable, worldwide license to use the Consultant IP in connection with the Work.

Additionally, Client shall make no claim of ownership or other interest in Consultant's working project files (draft deliverables, process documents, etc.) aside from the final Works, or any trade secrets, know-how, confidential information, or other intellectual property that the Consultant may have acquired from or developed for any third party ("Third-Party IP").

Neither party shall use the other party's name, logo, trademark, or the name of any employee of either party in any promotional, advertising or marketing literature, or in any other way without the prior written consent of the other party.

## **5. Confidentiality.**

(a) Consultant acknowledges that in the course of providing Services to the Client, Consultant will receive information from the Client that the Client regards as confidential and proprietary, including non-public information regarding Client's business, details of the specific project referenced in the Scope of Work and any Works produced by Consultant ("Confidential Information"). Other than as expressly contemplated herein, Consultant shall not disclose, provide or otherwise make available to any third-party any Confidential Information of the Client except as authorized by the Client. Consultant agrees that it will protect the Client's confidential information through the exercise of no less protection and care than it customarily uses in safeguarding its own proprietary and confidential information, including the disclosure of the same to only such employees or subconsultants who have a need to know and only after advising them of this obligation. The Client further agrees that Consultant shall not be liable to the Client or to any third party claiming by or through the Client for any unauthorized disclosure or use of Confidential Information which occurs despite Consultant's compliance with Consultant's obligations under this Agreement.

(b) The foregoing shall not prohibit or limit Consultant's use of information which (a) is or becomes publicly available through no breach of this Agreement by the Consultant; (b) is released by the Client to any other person, firm or company without restriction; (c) is rightfully obtained by the Consultant without restriction; (d) to the extent required by legal process and with prior notice to the Client; (e) is approved for release or disclosure without restriction by



the Client; or (f) is rightfully already known to or is independently developed by the Consultant.

(c) The parties acknowledge that, from time to time in developing Consultant's professional reputation, it may be useful for Consultant to identify representative clients and representative works, without divulging any confidential information. Client consents to Consultant's disclosure for such purposes of: (1) Client as a representative client, and (2) summaries of Services provided hereunder or Works prepared or created by Consultant for Client hereunder. Notwithstanding the foregoing, nothing herein shall authorize Consultant to disclose Client's Confidential Information or misrepresent Consultant's work for Client. If Consultant desires to disclose the actual Works (in whole or in part), Consultant must first obtain the prior written approval of the Client.

## **6. Insurance.**

(a) Consultant shall, at its own expense and prior to the commencement of the Services, purchase insurance of the type and in the amount that a prudent Consultant would purchase, including professional liability insurance, and shall maintain and keep in force the same throughout the term of this Agreement. Such insurance shall be on terms and conditions reasonably satisfactory to Client and shall be with insurance providers acceptable to Client. Consultant shall provide copies of insurance certificates upon Client's request.

## **7. Indemnification**

(a) Consultant shall indemnify and hold harmless Client from and against any and all claims, demands, damages and causes of action, including third party claims, arising out of Consultant's performance of the Services, but only to the extent caused by the fault, breach, negligent acts, negligent errors or negligent omissions of Consultant or its officers, directors, employees, consultants or subcontractors.

## **8. Miscellaneous.**

(a) Client acknowledges that Consultant provides similar services to other clients and agrees that nothing in this Agreement shall be deemed or construed to prevent Consultant from carrying on such activities or business. Nothing in this Agreement or in the provision of Services hereunder will be construed to restrict Consultant from reassigning or otherwise deploying its personnel in its sole discretion.

(b) Consultant and Client are independent contractors, and nothing in this Agreement will create any partnership, joint venture, agency, franchise, sales representative, or employment relationship between the parties. Neither party is



an agent or representative of the other or is authorized to make any warranties or assume or create any other obligations on behalf of the other.

(c) Each party represents and warrants that it will comply with all applicable laws and regulations affecting its performance under this Agreement.

(d) **EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, NEITHER PARTY MAKES ANY WARRANTY IN CONNECTION WITH THE SUBJECT MATTER OF THIS AGREEMENT. Except for the warranties expressly set forth in this Agreement, each party acknowledges and agrees that it has relied on no other representations or warranties and that no other representations or warranties have formed the basis of its bargain hereunder.**

(e) Neither party shall be liable for any special, indirect, incidental, consequential, punitive or exemplary damages, including, but not limited to lost profits, or damages for lost data, use or goodwill, or for any matter arising out of or relating to this Agreement, even if such party has knowledge of the possibility of such damages, or if such liability is asserted on the basis of contract, tort or otherwise. In no event will the aggregate liability of either party for damages, direct or otherwise, arising out of or in connection with this Agreement exceed the amount of the Fees set forth in the Fee Schedule.

(f) No amendment or modification of this Agreement will be effective unless signed by both parties.

(g) The waiver of any breach or default will not constitute a waiver of any other right hereunder or any subsequent breach or default. If any provision of this Agreement is held unenforceable by a court of competent jurisdiction, that provision shall be enforced to the maximum extent permissible so as to give effect to the intent of the parties, and the remainder of this shall continue in full force and effect.

(h) Performance under this Agreement may be postponed or extended automatically to the extent that either party is prevented from performing its obligations as a result of a cause beyond its reasonable control, such as an accident, act of a civil or military authority, act of God, earthquake, embargo, fire, flood, intervening change in law or governmental regulation, riot, strike, shortage of transportation or communication facilities, pandemic, disruption of telecommunication networks, terrorism or war.

(i) Notwithstanding the foregoing, Consultant may engage subcontractors to perform all or any portion of the Services, provided that Consultant remains responsible and liable for the performance of the subcontractor in conformance with the relevant terms and conditions hereof.



(j) This Agreement will be governed by and construed under the laws of the State of New York without regard to conflicts of law principles, and the parties hereby submit to the jurisdiction of the courts of the State of New York, County of New York, for the resolution of any dispute arising under the Contract.

(k) Unless otherwise specified herein, any notice required or contemplated by this Agreement shall be valid if delivered by Email, First Class Mail or Overnight Courier as follows unless notified in writing of a change of address:

If to Consultant, address to:

Becca Engle ([becca@karpstrategies.com](mailto:becca@karpstrategies.com))  
Karp Strategies LLC.  
26 Broadway, 3rd Floor  
New York, NY 10004.

If to Client, address to:

Charles Hessler ([chessler@karpstrategies.com](mailto:chessler@karpstrategies.com))  
85 Main Street  
Irvington, NY 10533

(l) This Agreement, the Scope of Work and the Fee Schedule together constitute the complete and exclusive understanding and agreement of Consultant and Client relating to the subject matter hereof and supersede all prior or contemporaneous understandings, agreements and communications with respect to the subject matter hereof. The parties acknowledge and agree that any prior agreements between the Consultant and the Client regarding the subject matter hereof are hereby superseded and replaced by this Agreement. In the event of a conflict between the Agreement and any Exhibit, the terms of the Agreement shall prevail. Any conflict between the terms of this Agreement and any Statement of Work shall be resolved in favor of the terms of this Agreement except for any project specific terms set forth in the Statement of Work which shall control for that Statement of Work only.

(m) During the term and for 12 months following the term of this Agreement ("Non-Solicit Period"), Client shall not solicit, recruit, engage, employ or retain as an employee or a consultant any individual who was an employee or a consultant of the Consultant during the Non-Solicit Period and performed work under this Agreement.



(n) The obligations contained herein pertaining to rights grants, termination, warranties, limitation of liability and these general provisions will survive any termination of this Agreement.

(o) This Agreement may be executed in counterparts, which together shall constitute a single instrument, and may also be executed by electronic signature and delivered by electronic means, including but not limited to Portable Document Format ("PDF") or facsimile.



**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed by their duly authorized representatives.

Karp Strategies, LLC

---

Rebecca Karp, CEO & Founding Principal  
Date:

[Client]

---

Charles Hessler/Village Administrator  
Date:



**Exhibit A**  
**Scope of Work**

**Exhibit B**



## Fee Schedule





# PROPOSAL FOR FISCAL IMPACT ANALYSIS OF MIXED-USE DEVELOPMENTS ON VILLAGE-OWNED PROPERTIES IN IRVINGTON, NY

Prepared for the Village of Irvington (cc: Charles Hessler, Village Administrator)  
Prepared by Karp Strategies | **REVISED July 15, 2026**



## B | SCOPE OF WORK

Karp Strategies (KS) technical approach is defined below in five tasks over four weeks, with the goal of delivering the final report to share with the Steering Committee by August 14th. Project management will be woven in across these steps, including regular touchpoints between Karp Strategies and the Project Team.

**Presuming alignment on scope and budget, KS is ready to move quickly through contracting in order to begin work as early as Monday, July 20.** To support this schedule, we would require either (a) a fully executed contract by Thursday, July 16; or (b) written Notice to Proceed (email is sufficient) authorizing Karp Strategies to commence work and incur project costs while the contract is being finalized, with a mutual agreement to finalize contracting by July 24.

### TASK 1 . Project Initiation and Request for Information

**Task Goal:** Bring KS and key Village of Irvington staff members and Beyer Blinder Belle (the “Project Team”) together to create a strong foundation for collaborative, fast, and rigorous work. Align on project inputs, assumptions, and available data so that KS can efficiently mobilize, minimize information gaps, and rapidly advance the fiscal analysis.

#### Task Activities:

- **Host a Project Kickoff Meeting with the Project Team:** Strong project management will begin here, as KS and the Project Team will meet to confirm project timeline, key dates and deliverables, and communication, file sharing, and meeting protocols. In addition to these logistics, Karp Strategies and the Project Team will discuss the outputs the Village of Irvington needs for project success, as well as any potential data gaps or risks.
- **Request for Information (RFI):** At the Project Kickoff, KS will also review and deliver an RFI to both Village of Irvington staff and BBB to request the data necessary to complete the analysis.
  - Requested data will include information on the properties (including lot size and potential development square footage, anticipated uses, assumptions about construction costs, employee counts); departmental appropriations of tax revenue; and any existing programs or fiscal strategies (just as PILOTS) that the Village is anticipating using for the project.
  - Data requests will also include information on funding and financing resources that the Village intends to utilize, such as the County Land Acquisition Fund and County infrastructure funding.

|              |                                                                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Timeline     | Week 1                                                                                                                                                               |
| Meetings     | Project Kickoff Meeting with Project Team                                                                                                                            |
| Deliverables | Kickoff Meeting Agenda: including workplan, communication protocols and file sharing system, MSWord format<br>Request for Information (RFI), one Final, Excel format |



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### Assumptions

In order to meet the expedited project timeline, we ask that the Project Team share all data requested within the RFI within three (3) business days of the Kickoff Meeting

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## TASK 2 . Collect Data and Prepare Methodology

**Task Goal:** Gather all necessary data inputs and come to a shared agreement on fiscal analysis methodology, including all assumptions and development scenario characteristics, prior to proceeding with the financial and economic analysis.

### Task Activities:

- **Conclude Data Collection:** Within three (3) business days of delivering the RFI, KS will meet with the Project Team to review the shared RFI data and answer any outstanding questions. Following this meeting, KS will complete limited additional research necessary to gap-fill missing information.
- **Methodology Development:** Based on the Village of Irvington's development priorities and intel from our research, KS will prepare a brief **Methodology Memo** which will outline up to two (2) development scenarios to be tested across the five sites.
  - The scenarios will outline assumptions on building use (residential vs. commercial floor area), unit mix (1 bedrooms, 2 bedrooms, etc.), housing affordability (percentage market rate vs. affordability, and affordability at what AMI tier), and other miscellaneous development factors that may impact project cost and return (parking, open space, etc.).
- **Scenario Sign-Off:** Shortly after delivering the Draft Methodology Memo, KS and the Project Team will meet to review the analysis assumptions and proposed scenarios. At that time, we will look for final sign-off on the methodology, and KS will make any necessary adjustments prior to commencing the following analysis tasks.

|              |                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Timeline     | Week 1-2                                                                                                                                                                                                                                                                                                                                                                          |
| Meetings     | Meeting to review Project Team's RFI Inputs<br>Meeting to review Draft Methodology Memo                                                                                                                                                                                                                                                                                           |
| Deliverables | Methodology Memo (2 pages, Final)                                                                                                                                                                                                                                                                                                                                                 |
| Assumptions  | In order to complete the project in the allocated time frame, the two (2) development scenarios will remain consistent across the five future development sites, unless there are notable site conditions that would not permit certain assumptions to apply to individual sites. These decisions will be confirmed jointly with Village of Irvington staff and BBB project team. |

---



### TASK 3 . Financial Analysis

**Task Goal:** Perform an independent financial analysis in order to determine land assessed value for each development site across the two selected scenarios.

**Task Activities:**

- **Financial Model:** KS will apply the scenario assumptions defined in Task 2 to run a simplified financial proforma model for each of the development sites (two scenarios per site). The model will use high-level cost and revenue assumptions to evaluate the return on investment (ROI) after a set period of time (likely 10 years, to be defined as part of the methodology).
  - If the project team cannot provide necessary inputs such as per-square-foot construction costs and rent rates, KS will complete very targeted market research for the surrounding area to fill in any gaps remaining from Task 2.
- **Revenue and Assessed Value Analysis:** KS will analyze and interpret results from the financial model to identify the key financial indicators the Village will need for future negotiations and sales of the properties. This will include the direct costs and value of the lot based on projected revenue, as well as related soft costs such as increased strain on the school system due to the number of new school-aged children.
- KS and the Project Team will meet to review the **Financial Analysis Results**, ensuring that outputs and takeaways are aligned with the Project Team's understanding and expectations for the future project. KS will then make any minor revisions and incorporate the final financial analysis results in Task 5.

|              |                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Timeline     | Week 2-3                                                                                                                                                                                                                                                                                                                                                                                                       |
| Meetings     | Meeting to review Draft Financial Analysis Results                                                                                                                                                                                                                                                                                                                                                             |
| Deliverables | Financial model (Excel, Draft and Final)<br>Financial Analysis Results (3-5 pages, Draft)                                                                                                                                                                                                                                                                                                                      |
| Assumptions  | The financial model will be a simplified proforma using construction cost and revenue assumptions gathered from BBB's prior analysis and targeted market research.<br><br>Outputs from the financial modeling are intended to be illustrative and for discussion and policy/planning decision-making. True assessed value and land sale values should be determined once a final development plan is in place. |



## TASK 4 . Economic Impact Analysis (EIA)

**Task Goal:** Perform an independent economic impact analysis (EIA) that quantifies the project's economic and fiscal contributions to the Village of Irvington, providing decision-makers with a clear understanding of the long- and short-term benefits, including anticipated jobs, local spending, and increased taxes.

### Task Activities:

- KS will use industry-standard economic modeling tools, such as IMPLAN, and development data provided by the Project Team in Task 2 to **evaluate the project's direct, indirect, and induced economic impacts during both construction and ongoing operations**. The analysis will quantify:
  - Jobs (number of) supported by the project, including the estimated number of direct and indirect construction and permanent operations jobs;
  - Labor income and wages generated;
  - Economic output and value-added impacts resulting from project construction, operations, and visitor spending;
  - Fiscal impacts to state and local governments, including estimated sales, income, and property tax revenues where data are available; and
  - Increased spending impacts associated with increased residential population and construction wages
- In addition to the EIA model's outputs, KS will evaluate the impact of various tax and other incentive programs, such as a PILOT agreement, on the project. As determined in the project kickoff, we may also evaluate how the potential tax increases will be utilized in the Village's budget, such as increased funding for the local schools and fire department.
- **Preliminary Findings:** KS will clearly document results of the EIA in a legible excel spreadsheet to be delivered to the project team concurrently with the Draft Financial Analysis. KS will meet with the Project Team to review both the preliminary results from the financial analysis and the **Draft EIA Results** (same meeting as Task 03), and may conduct one model refinement prior to finalizing results in Task 05.

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Timeline     | Week 2-3                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Meetings     | Meeting to review Economic Impact Analysis results (same meeting as Task 3)                                                                                                                                                                                                                                                                                                                                                         |
| Deliverables | EIA Results (Excel, Draft)<br><i>All findings further summarized in Task 5</i>                                                                                                                                                                                                                                                                                                                                                      |
| Assumptions  | In order to evaluate additional tax incentives, such as PILOTS, or tax recipients, such as the local school district, Village of Irvington will need to work closely with KS to provide the necessary assumptions or framing that the Project Team would like us to incorporate in our results. We will discuss these options at Project Kickoff and request any relevant budgets or policy decisions as part of the RFI in Task 2. |



## TASK 5 . Final Deliverables

**Task Goal:** Translate both financial and economic analyses into a clear, compelling, and decision-maker-friendly memorandum that communicates the five projects' economic, fiscal, and community benefits for both the Village Steering Committee, the Board, and ultimately the general public.

### Task Activities:

- KS will prepare a **concise Fiscal Impact Memorandum** summarizing methodology, assumptions, data sources, findings, and key conclusions for the two development scenarios across five sites. The Memo will synthesize both the quantitative modeling results and broader fiscal impacts, as prioritized in the previous tasks.
- Karp Strategies will submit **one draft and one final version of the memo** and incorporate one round of consolidated Project Team comments.
- 

|              |                                                                                                                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Timeline     | Week 3-4                                                                                                                                                                                                                                   |
| Meetings     | Meeting to review Draft Fiscal Impact Memorandum                                                                                                                                                                                           |
| Deliverables | Fiscal Impact Memorandum (6-8 pages, one Draft, one Final)                                                                                                                                                                                 |
| Assumptions  | In order to maintain the expedited project timeline and have the memo available for the Steering Committee by mid-August, the Project Team will provide consolidated comments on the deliverables within two (2) business days of receipt. |

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## C | TIMELINE

The below timeline is tentative and subject to change depending on the project start date. Any changes to the workplan will be reviewed during the Project Kick Off Meeting (Task 1) and updated upon discussion and approval between KS and the Project Team.

|                             |        | W0<br>7/15-19 |    |    | W1<br>7/20-24 |    |    |    |    | W2<br>7/27-7/31 |    |    |    |    | W3<br>8/3-8/07 |   |   |   |   | W4<br>8/10-8/14 |    |    |    |    |
|-----------------------------|--------|---------------|----|----|---------------|----|----|----|----|-----------------|----|----|----|----|----------------|---|---|---|---|-----------------|----|----|----|----|
| Task                        | Date > | 15            | 16 | 17 | 20            | 21 | 22 | 23 | 24 | 27              | 28 | 29 | 30 | 31 | 3              | 4 | 5 | 6 | 7 | 10              | 11 | 12 | 13 | 14 |
| <b>Contracting / NTP</b>    |        |               |    |    |               |    |    |    |    |                 |    |    |    |    |                |   |   |   |   |                 |    |    |    |    |
| <b>Task 1</b>               |        |               |    |    |               |    |    |    |    |                 |    |    |    |    |                |   |   |   |   |                 |    |    |    |    |
| Int K/O                     |        |               |    |    | M             |    |    |    |    |                 |    |    |    |    |                |   |   |   |   |                 |    |    |    |    |
| Prepare RFI                 |        |               |    |    |               |    |    |    |    |                 |    |    |    |    |                |   |   |   |   |                 |    |    |    |    |
| Client K/O                  |        |               |    |    |               |    |    | M  |    |                 |    |    |    |    |                |   |   |   |   |                 |    |    |    |    |
| <b>Task 2</b>               |        |               |    |    |               |    |    |    |    |                 |    |    |    |    |                |   |   |   |   |                 |    |    |    |    |
| Gather Data                 |        |               |    |    |               |    |    | M  |    |                 |    |    |    |    |                |   |   |   |   |                 |    |    |    |    |
| Methodology Memo            |        |               |    |    |               |    |    |    |    |                 |    | M  | D  |    |                |   |   |   |   |                 |    |    |    |    |
| <b>Task 3</b>               |        |               |    |    |               |    |    |    |    |                 |    |    |    |    |                |   |   |   |   |                 |    |    |    |    |
| Additional Research/Data    |        |               |    |    |               |    |    |    |    |                 |    |    |    |    |                |   |   |   |   |                 |    |    |    |    |
| Complete Financial Analysis |        |               |    |    |               |    |    |    |    |                 |    |    |    |    |                |   |   |   |   |                 |    |    |    |    |
| Review Results              |        |               |    |    |               |    |    |    |    |                 |    |    |    |    | d              |   | M |   | D |                 |    |    |    |    |
| <b>Task 4</b>               |        |               |    |    |               |    |    |    |    |                 |    |    |    |    |                |   |   |   |   |                 |    |    |    |    |
| Complete EIA                |        |               |    |    |               |    |    |    |    |                 |    |    |    |    |                |   |   |   |   |                 |    |    |    |    |
| Review Results              |        |               |    |    |               |    |    |    |    |                 |    |    |    |    | d              |   | M |   | D |                 |    |    |    |    |
| <b>Task 5</b>               |        |               |    |    |               |    |    |    |    |                 |    |    |    |    |                |   |   |   |   |                 |    |    |    |    |
| Develop Report              |        |               |    |    |               |    |    |    |    |                 |    |    |    |    |                |   |   |   |   |                 |    |    | d  | D  |

**M/** Project Team meeting **d/** Draft Deliverable **D/** Final Deliverable



## D | FEE

**Karp Strategies anticipates the full delivery of the project within four weeks with a labor fee of \$35,000.** Please find a budget breakdown below.

Figure 1. Budget Breakdown

| Task Description                                               | Timeline       | Fee              |
|----------------------------------------------------------------|----------------|------------------|
| <b>Task 1</b> / Project Initiation and Request for Information | Week 1         | \$ 5,700         |
| <b>Task 2</b> / Collect Data and Prepare Methodology           | Week 1         | \$ 6,100         |
| <b>Task 3</b> / Financial Analysis                             | Weeks 2-3      | \$ 6,500         |
| <b>Task 4</b> / Economic Impact Analysis (EIA)                 | Weeks 2-3      | \$ 7,300         |
| <b>Task 5</b> / Final Deliverables                             | Weeks 4        | \$ 9,400         |
| <b>Total</b>                                                   | <b>4 weeks</b> | <b>\$ 35,000</b> |

This fee is based upon KS' baseline fee for an analysis of this nature and the accelerated timeline required. We anticipate a very quick turnaround on analysis, draft deliverables, and final deliverables to ensure success for your board and public presentations.

This fee is exclusive of any Other Than Professional Services (OTPS) associated with the scope of work, such as travel to/from Irvington. Any OTPS would be billed at cost and documented accordingly.

We are ready to hit the ground running. **Presuming alignment on scope and budget, KS is ready to move quickly through contracting in order to begin work on Monday, July 20,** assuming contracting deadlines are met as defined in the Scope of Work section.

KS asks that the Project Team review the proposed schedule closely to ensure that we will be able to meet deadlines, especially for data sharing and reviews, together. We are also very willing to discuss our proposed fee or any of our proposed scope in order to ensure our proposal is meeting the needs and expectations of the Village of Irvington. Our team looks forward to discussing any questions you may have!

*The terms of this proposal are valid for 5 days from the date hereof.*



# **Multi-Year Capital Plan**



**DRAFT**



Village of Irvington, New York  
Current Payment Schedule - no new borrowings

**Non-Water**

| <u>Year Due</u> | <u>Existing Bonds- Non-Water</u> |                  | <u>Existing BANS- Non-Water</u> |                                 | <u>Total</u> | <u>Increase/<br/>(Decrease)<br/>over py</u> |
|-----------------|----------------------------------|------------------|---------------------------------|---------------------------------|--------------|---------------------------------------------|
|                 | <u>Principal</u>                 | <u>Interest</u>  | <u>Principal</u>                | <u>Interest<br/>(estimated)</u> |              |                                             |
| 2026-2027       | 1,023,352                        | 533,169          | 136,000                         | 87,640                          | 1,780,161    |                                             |
| 2027-2028       | 1,020,913                        | 486,589          | 146,000                         | 81,825                          | 1,735,327    | (44,834)                                    |
| 2028-2029       | 998,159                          | 439,764          | 157,000                         | 75,637                          | 1,670,560    | (64,767)                                    |
| 2029-2030       | 1,003,059                        | 395,559          | 162,000                         | 69,038                          | 1,629,656    | (40,904)                                    |
| 2030-2031       | 992,580                          | 353,734          | 172,000                         | 62,067                          | 1,580,381    | (49,275)                                    |
| 2031-2032       | 1,025,867                        | 317,338          | -                               | -                               | 1,343,205    | (237,175)                                   |
| 2032-2033       | 1,062,964                        | 285,342          | -                               | -                               | 1,348,306    | 5,101                                       |
| 2033-2034       | 1,091,742                        | 251,594          | -                               | -                               | 1,343,336    | (4,970)                                     |
| 2034-2035       | 1,120,519                        | 219,818          | -                               | -                               | 1,340,337    | (3,000)                                     |
| 2035-2036       | 1,098,704                        | 186,974          | -                               | -                               | 1,285,678    | (54,658)                                    |
| 2036-2037       | 392,861                          | 162,856          | -                               | -                               | 555,717      | (729,961)                                   |
| 2037-2038       | 411,932                          | 147,142          | -                               | -                               | 559,074      | 3,357                                       |
| 2038-2039       | 427,189                          | 130,665          | -                               | -                               | 557,854      | (1,220)                                     |
| 2039-2040       | 438,631                          | 113,577          | -                               | -                               | 552,208      | (5,646)                                     |
| 2040-2041       | 457,703                          | 99,322           | -                               | -                               | 557,025      | 4,817                                       |
| 2041-2042       | 476,774                          | 81,013           | -                               | -                               | 557,787      | 763                                         |
| 2042-2043       | 495,844                          | 61,942           | -                               | -                               | 557,786      | (1)                                         |
| 2043-2044       | 514,916                          | 42,109           | -                               | -                               | 557,025      | (762)                                       |
| 2044-2045       | 537,801                          | 21,512           | -                               | -                               | 559,313      | 2,288                                       |
|                 | <b>14,591,510</b>                | <b>4,330,019</b> | <b>773,000</b>                  | <b>376,207</b>                  |              |                                             |



Village of Irvington, New York  
Current Payment Schedule - no new borrowings

Water

| <u>Year Due</u> | <u>Existing Bonds - Water</u> |                  | <u>Existing BANS - Water</u> |                                 | <u>Total</u> | <u>Increase/<br/>(Decrease)<br/>over py</u> |
|-----------------|-------------------------------|------------------|------------------------------|---------------------------------|--------------|---------------------------------------------|
|                 | <u>Principal</u>              | <u>Interest</u>  | <u>Principal</u>             | <u>Interest<br/>(estimated)</u> |              |                                             |
| 2026-2027       | 291,648                       | 150,287          | 20,000                       | 6,400                           | 468,335      |                                             |
| 2027-2028       | 269,087                       | 139,023          | 20,000                       | 5,975                           | 434,085      | (34,250)                                    |
| 2028-2029       | 261,841                       | 128,224          | 20,000                       | 5,523                           | 415,588      | (18,498)                                    |
| 2029-2030       | 281,941                       | 117,454          | 25,000                       | 5,042                           | 429,437      | 13,849                                      |
| 2030-2031       | 287,420                       | 106,479          | 25,000                       | 4,533                           | 423,432      | (6,005)                                     |
| 2031-2032       | 294,133                       | 95,918           | -                            | -                               | 390,051      | (33,381)                                    |
| 2032-2033       | 302,036                       | 85,611           | -                            | -                               | 387,647      | (2,404)                                     |
| 2033-2034       | 308,258                       | 74,846           | -                            | -                               | 383,104      | (4,543)                                     |
| 2034-2035       | 314,481                       | 64,777           | -                            | -                               | 379,258      | (3,846)                                     |
| 2035-2036       | 196,296                       | 56,313           | -                            | -                               | 252,609      | (126,649)                                   |
| 2036-2037       | 122,139                       | 50,631           | -                            | -                               | 172,770      | (79,839)                                    |
| 2037-2038       | 128,068                       | 45,746           | -                            | -                               | 173,814      | 1,043                                       |
| 2038-2039       | 132,811                       | 40,623           | -                            | -                               | 173,434      | (380)                                       |
| 2039-2040       | 136,369                       | 35,310           | -                            | -                               | 171,679      | (1,754)                                     |
| 2040-2041       | 142,297                       | 30,878           | -                            | -                               | 173,175      | 1,496                                       |
| 2041-2042       | 148,226                       | 25,187           | -                            | -                               | 173,413      | 237                                         |
| 2042-2043       | 154,156                       | 19,258           | -                            | -                               | 173,414      | 1                                           |
| 2043-2044       | 160,084                       | 13,091           | -                            | -                               | 173,175      | (238)                                       |
| 2044-2045       | 167,199                       | 6,688            | -                            | -                               | 173,887      | 712                                         |
|                 | <b>4,098,490</b>              | <b>1,286,345</b> | <b>110,000</b>               | <b>27,473</b>                   |              |                                             |



Village of Irvington, New York  
Estimated Payment Schedule - with new projects

Non-Water

| Year Due  | Existing Bonds- Non-Water |                  | Existing BANS- Non-Water |                         | Capital Additions              |           | Increase/<br>(Decrease)<br>over py |
|-----------|---------------------------|------------------|--------------------------|-------------------------|--------------------------------|-----------|------------------------------------|
|           | Principal                 | Interest         | Principal                | Interest<br>(estimated) | Estimated Principal + Interest | Total     |                                    |
| 2026-2027 | 1,023,352                 | 533,169          | 136,000                  | 87,640                  | -                              | 1,780,161 |                                    |
| 2027-2028 | 1,020,913                 | 486,589          | 146,000                  | 81,825                  | 494,205                        | 2,229,533 | 449,371                            |
| 2028-2029 | 998,159                   | 439,764          | 157,000                  | 75,637                  | 858,858                        | 2,529,418 | 299,885                            |
| 2029-2030 | 1,003,059                 | 395,559          | 162,000                  | 69,038                  | 908,249                        | 2,537,905 | 8,487                              |
| 2030-2031 | 992,580                   | 353,734          | 172,000                  | 62,067                  | 1,325,703                      | 2,906,083 | 368,179                            |
| 2031-2032 | 1,025,867                 | 317,338          | -                        | -                       | 1,441,401                      | 2,784,607 | (121,477)                          |
| 2032-2033 | 1,062,964                 | 285,342          | -                        | -                       | 1,458,382                      | 2,806,688 | 22,081                             |
| 2033-2034 | 1,091,742                 | 251,594          | -                        | -                       | 1,484,396                      | 2,827,732 | 21,044                             |
| 2034-2035 | 1,120,519                 | 219,818          | -                        | -                       | 1,546,546                      | 2,886,883 | 59,151                             |
| 2035-2036 | 1,098,704                 | 186,974          | -                        | -                       | 1,583,298                      | 2,868,976 | (17,907)                           |
| 2036-2037 | 392,861                   | 162,856          | -                        | -                       | 1,546,546                      | 2,102,264 | (766,713)                          |
| 2037-2038 | 411,932                   | 147,142          | -                        | -                       | 1,285,006                      | 1,844,080 | (258,184)                          |
| 2038-2039 | 427,189                   | 130,665          | -                        | -                       | 1,118,945                      | 1,676,798 | (167,282)                          |
| 2039-2040 | 438,631                   | 113,577          | -                        | -                       | 1,080,433                      | 1,632,641 | (44,157)                           |
| 2040-2041 | 457,703                   | 99,322           | -                        | -                       | 1,016,354                      | 1,573,378 | (59,263)                           |
| 2041-2042 | 476,774                   | 81,013           | -                        | -                       | 937,407                        | 1,495,194 | (78,184)                           |
| 2042-2043 | 495,844                   | 61,942           | -                        | -                       | 714,181                        | 1,271,968 | (223,227)                          |
| 2043-2044 | 514,916                   | 42,109           | -                        | -                       | 629,034                        | 1,186,058 | (85,909)                           |
| 2044-2045 | 537,801                   | 21,512           | -                        | -                       | 573,617                        | 1,132,930 | (53,128)                           |
| 2045-2046 | -                         | -                | -                        | -                       | 183,491                        | 183,491   | (949,439)                          |
| 2046-2047 | -                         | -                | -                        | -                       | 183,491                        | 183,491   | -                                  |
| 2047-2048 | -                         | -                | -                        | -                       | 157,071                        | 157,071   | (26,419)                           |
| 2048-2049 | -                         | -                | -                        | -                       | 35,282                         | 35,282    | (121,789)                          |
| 2049-2050 | -                         | -                | -                        | -                       | 17,670                         | 17,670    | (139,402)                          |
| 2050-2051 | -                         | -                | -                        | -                       | 17,670                         | 17,670    | -                                  |
| 2051-2052 | -                         | -                | -                        | -                       | 17,670                         | 17,670    | -                                  |
| 2052-2053 | -                         | -                | -                        | -                       | 17,670                         | 17,670    | -                                  |
|           | <b>14,591,510</b>         | <b>4,330,019</b> | <b>773,000</b>           | <b>376,207</b>          | <b>20,632,574</b>              |           |                                    |



Village of Irvington, New York  
Estimated Payment Schedule - with new projects

Water

| Year Due  | Existing Bonds - Water |                  | Existing BANS - Water |                         | Capital Additions              | Total   | Increase/<br>(Decrease)<br>over py |
|-----------|------------------------|------------------|-----------------------|-------------------------|--------------------------------|---------|------------------------------------|
|           | Principal              | Interest         | Principal             | Interest<br>(estimated) | Estimated Principal + Interest |         |                                    |
| 2026-2027 | 291,648                | 150,287          | 20,000                | 6,400                   | -                              | 468,335 |                                    |
| 2027-2028 | 269,087                | 139,023          | 20,000                | 5,975                   | 18,392                         | 452,477 | (15,858)                           |
| 2028-2029 | 261,841                | 128,224          | 20,000                | 5,523                   | 44,767                         | 460,354 | 7,877                              |
| 2029-2030 | 281,941                | 117,454          | 25,000                | 5,042                   | 86,296                         | 515,733 | 55,379                             |
| 2030-2031 | 287,420                | 106,479          | 25,000                | 4,533                   | 209,920                        | 633,352 | 117,619                            |
| 2031-2032 | 294,133                | 95,918           | -                     | -                       | 245,413                        | 635,464 | 2,113                              |
| 2032-2033 | 302,036                | 85,611           | -                     | -                       | 245,413                        | 633,060 | (2,404)                            |
| 2033-2034 | 308,258                | 74,846           | -                     | -                       | 245,413                        | 628,518 | (4,543)                            |
| 2034-2035 | 314,481                | 64,777           | -                     | -                       | 245,413                        | 624,671 | (3,846)                            |
| 2035-2036 | 196,296                | 56,313           | -                     | -                       | 245,413                        | 498,023 | (126,649)                          |
| 2036-2037 | 122,139                | 50,631           | -                     | -                       | 245,413                        | 418,183 | (79,839)                           |
| 2037-2038 | 128,068                | 45,746           | -                     | -                       | 227,802                        | 401,616 | (16,568)                           |
| 2038-2039 | 132,811                | 40,623           | -                     | -                       | 227,802                        | 401,236 | (380)                              |
| 2039-2040 | 136,369                | 35,310           | -                     | -                       | 227,802                        | 399,482 | (1,754)                            |
| 2040-2041 | 142,297                | 30,878           | -                     | -                       | 227,802                        | 400,978 | 1,496                              |
| 2041-2042 | 148,226                | 25,187           | -                     | -                       | 227,802                        | 401,215 | 237                                |
| 2042-2043 | 154,156                | 19,258           | -                     | -                       | 227,802                        | 401,216 | 1                                  |
| 2043-2044 | 160,084                | 13,091           | -                     | -                       | 227,802                        | 400,977 | (238)                              |
| 2044-2045 | 167,199                | 6,688            | -                     | -                       | 227,802                        | 401,689 | 712                                |
| 2045-2046 | -                      | -                | -                     | -                       | 227,802                        | 227,802 | (173,887)                          |
| 2046-2047 | -                      | -                | -                     | -                       | 227,802                        | 227,802 | -                                  |
| 2047-2048 | -                      | -                | -                     | -                       | 227,802                        | 227,802 | -                                  |
| 2048-2049 | -                      | -                | -                     | -                       | 227,802                        | 227,802 | -                                  |
| 2049-2050 | -                      | -                | -                     | -                       | 227,802                        | 227,802 | -                                  |
| 2050-2051 | -                      | -                | -                     | -                       | 227,802                        | 227,802 | -                                  |
| 2051-2052 | -                      | -                | -                     | -                       | 227,802                        | 227,802 | -                                  |
| 2052-2053 | -                      | -                | -                     | -                       | 227,802                        | 227,802 | -                                  |
|           | <b>4,098,490</b>       | <b>1,286,345</b> | <b>110,000</b>        | <b>27,473</b>           | <b>5,476,687</b>               |         |                                    |



## History of Outstanding Debt

| <b>Fiscal Year</b> | <b>O/S Bond Principal</b> | <b>O/S Bond Interest</b> | <b>BANS</b> | <b>Total</b> | <b>% Increase</b> | <b>New Borrowings</b> |
|--------------------|---------------------------|--------------------------|-------------|--------------|-------------------|-----------------------|
| May 31, 2026       | 18,690,000                | 5,616,364                | 2,351,000   | 26,657,364   | 1%                | 2,351,000             |
| May 31, 2025       | 19,965,000                | 6,353,761                | -           | 26,318,761   | 27%               | 3,339,000             |
| May 31, 2024       | 11,045,000                | 1,960,717                | 7,702,275   | 20,707,992   | 2%                | 2,150,000             |
| May 31, 2023       | 11,980,000                | 2,360,849                | 5,915,750   | 20,256,599   | 0%                | 1,485,000             |
| May 31, 2022       | 12,890,000                | 2,797,574                | 4,657,625   | 20,345,199   | -5%               | 615,000               |
| May 31, 2021       | 13,825,000                | 3,269,425                | 4,251,000   | 21,345,425   | 11%               | 4,251,000             |
| May 31, 2020       | 15,265,000                | 3,946,616                | -           | 19,211,616   | 26%               | 3,496,000             |
| May 31, 2019       | 6,620,000                 | 1,045,373                | 7,591,760   | 15,257,133   | 3%                | 2,385,000             |
| May 31, 2018       | 7,945,000                 | 1,269,966                | 5,600,800   | 14,815,766   | 1%                | 1,948,200             |
| May 31, 2017       | 9,265,000                 | 1,532,535                | 3,926,705   | 14,724,240   |                   | 1,497,200             |



**\*\*DRAFT\*\* 2026-2027 CAPITAL BUDGET**  
**Departmental Project Listing**

| Project                                    | Department | PPU | Bond<br>Resolution<br>Fiscal Year | Bonded Cost      | Other Funding<br>Sources | Total Project<br>Amount |
|--------------------------------------------|------------|-----|-----------------------------------|------------------|--------------------------|-------------------------|
| <b><u>DPW</u></b>                          |            |     |                                   |                  |                          |                         |
| <b>2026-27</b>                             |            |     |                                   |                  |                          |                         |
| Downingwood Broadway Culvert**             | DPW        | 15  | 2025-26                           | 983,000          | 1,082,000                | 2,065,000               |
| West Sunnyside Culvert - Supplemental**    | DPW        | 15  | 2025-26                           | 225,000          | 1,475,000                | 1,700,000               |
| South Buckhout Street Sidewalk**           | DPW        | 10  | 2025-26                           | 550,000          | 850,000                  | 1,400,000               |
| Mini Rear Load Packer (Replaces Truck #19) | DPW        | 15  | 2026-27                           | 96,000           | 92,892                   | 188,892                 |
| Salt Truck w/ Plow & Salter (#23- 2009)    | DPW        | 15  | 2026-27                           | 370,000          | -                        | 370,000                 |
| Garbage Truck (#7-2 2009 Keep as Spare)    | DPW        | 15  | 2026-27                           | 300,000          | -                        | 300,000                 |
| Ardsley Avenue West Drainage (lower)       | DPW        | 15  | 2026-27                           | -                | 275,000                  | 275,000                 |
|                                            |            |     |                                   | <b>2,524,000</b> | <b>3,774,892</b>         | <b>6,298,892</b>        |
| <b>2027-28</b>                             |            |     |                                   |                  |                          |                         |
| Riverview/Circle Broadway Culvert**        | DPW        | 15  | 2025-26                           | 375,000          | 975,000                  | 1,350,000               |
| Station Road Bridge Structural Repair      | DPW        | 20  | 2027-28                           | 800,000          | -                        | 800,000                 |
| Pickup Truck (#11-2013)                    | DPW        | 10  | 2027-28                           | 80,000           | -                        | 80,000                  |
| Dump Truck (#16- 2012)                     | DPW        | 10  | 2027-28                           | 100,000          | -                        | 100,000                 |
| Garbage Truck (#7-3- 2013)                 | DPW        | 15  | 2027-28                           | 350,000          | -                        | 350,000                 |
| Sidewalk/Curbs                             | DPW        | 10  | 2027-28                           | 200,000          | -                        | 200,000                 |
|                                            |            |     |                                   | <b>1,905,000</b> | <b>975,000</b>           | <b>2,880,000</b>        |
| <b>2028-29</b>                             |            |     |                                   |                  |                          |                         |
| John Deere Tractor w/ Plow (2018)          | DPW        | 5   | 2028-29                           | 100,000          | -                        | 100,000                 |
|                                            |            |     |                                   | <b>100,000</b>   | <b>-</b>                 | <b>100,000</b>          |
| <b>2029-30</b>                             |            |     |                                   |                  |                          |                         |
| Sidewalk/Curbs                             | DPW        | 10  | 2029-30                           | 225,000          | -                        | 225,000                 |
| Loader (#2- 2004)                          | DPW        | 15  | 2029-30                           | 230,000          | -                        | 230,000                 |
| Dump Truck (#27- 2004)                     | DPW        | 15  | 2029-30                           | 300,000          | -                        | 300,000                 |
|                                            |            |     |                                   | <b>755,000</b>   | <b>-</b>                 | <b>755,000</b>          |
| <b>2030-31</b>                             |            |     |                                   |                  |                          |                         |
| Truck (#21- 2023)                          | DPW        | 5   | 2030-31                           | 85,000           | -                        | 85,000                  |
| Packer (#7-4- 2020)                        | DPW        | 10  | 2030-31                           | 350,000          | -                        | 350,000                 |
| Dump Truck (#22- 2015)                     | DPW        | 10  | 2030-31                           | 300,000          | -                        | 300,000                 |
|                                            |            |     |                                   | <b>735,000</b>   | <b>-</b>                 | <b>735,000</b>          |



**2031-32**

|                             |     |    |         |                |          |                |
|-----------------------------|-----|----|---------|----------------|----------|----------------|
| Satellite Truck (#20- 2024) | DPW | 5  | 2031-32 | 100,000        | -        | 100,000        |
| Pick Up Truck (#5- 2023)    | DPW | 5  | 2031-32 | 100,000        | -        | 100,000        |
| Pick Up Truck (#12- 2023)   | DPW | 5  | 2031-32 | 100,000        | -        | 100,000        |
| Dump Truck (#24- 2006)      | DPW | 15 | 2031-32 | 300,000        | -        | 300,000        |
| Sidewalk/Curbs              | DPW | 10 | 2031-32 | 250,000        | -        | 250,000        |
|                             |     |    |         | <b>850,000</b> | <b>-</b> | <b>850,000</b> |

**2032-33**

|                          |     |    |         |                |          |                |
|--------------------------|-----|----|---------|----------------|----------|----------------|
| Dump Truck (#15- 2017)   | DPW | 10 | 2032-33 | 150,000        | -        | 150,000        |
| Pick Up Truck (#4- 2023) | DPW | 5  | 2032-33 | 100,000        | -        | 100,000        |
| Sweeper (2025)           | DPW | 5  | 2032-33 | 350,000        | -        | 350,000        |
|                          |     |    |         | <b>600,000</b> | <b>-</b> | <b>600,000</b> |

**2033-34**

|                                       |     |    |         |                |          |                |
|---------------------------------------|-----|----|---------|----------------|----------|----------------|
| Backhoe (1998)                        | DPW | 15 | 2033-34 | 200,000        | -        | 200,000        |
| Ford F-150 EV Pickup (Truck #2- 2023) | DPW | 5  | 2033-34 | 75,000         | -        | 75,000         |
| Sidewalk/Curbs                        | DPW | 10 | 2033-34 | 275,000        | -        | 275,000        |
|                                       |     |    |         | <b>550,000</b> | <b>-</b> | <b>550,000</b> |

**2034-35**

|                        |     |   |         |                |          |                |
|------------------------|-----|---|---------|----------------|----------|----------------|
| Car #1 Chevy EV Blazer | DPW | 5 | 2034-35 | 65,000         | -        | 65,000         |
| Ford Pickup (Truck #3) | DPW | 5 | 2034-35 | 100,000        | -        | 100,000        |
|                        |     |   |         | <b>165,000</b> | <b>-</b> | <b>165,000</b> |

**Fire****2026-27**

|                                                |      |    |          |                  |               |                  |
|------------------------------------------------|------|----|----------|------------------|---------------|------------------|
| Building Safety Upgrades (Install Generator)** | Fire | 15 | 2025-26  | 120,000          | -             | 120,000          |
|                                                |      |    | 2025-26/ |                  |               |                  |
| Rescue 49 Replacement**                        | Fire | 15 | 2026-27  | 1,400,000        | -             | 1,400,000        |
| Key Card Access Upgrade                        | Fire | 10 | 2026-27  | -                | 10,000        | 10,000           |
| File and Application Server Replacement        | Fire | 5  | 2026-27  | 51,700           | -             | 51,700           |
| Air Compressor                                 | Fire | 5  | 2026-27  | 60,000           | -             | 60,000           |
|                                                |      |    |          | <b>1,631,700</b> | <b>10,000</b> | <b>1,641,700</b> |

**2027-28**

|                                              |      |    |         |                  |          |                  |
|----------------------------------------------|------|----|---------|------------------|----------|------------------|
| Building Safety Upgrades (Stucco Building)** | Fire | 15 | 2025-26 | 35,000           | -        | 35,000           |
| Replace Chief's Car (2017)                   | Fire | 5  | 2027-28 | 65,000           | -        | 65,000           |
| Replace Ladder 36                            | Fire | 15 | 2027-28 | 2,500,000        | -        | 2,500,000        |
|                                              |      |    |         | <b>2,600,000</b> | <b>-</b> | <b>2,600,000</b> |

**Police**



**2026-27**

|                                                    |        |    |         |                |          |                |
|----------------------------------------------------|--------|----|---------|----------------|----------|----------------|
| Police Patrol Vehicle Replacement 4X4 Chevy Tahoe  | Police | 5  | 2026-27 | 87,000         | -        | 87,000         |
| Expanded Camera Coverage - Main Street Blind Areas | Police | 10 | 2026-27 | 96,000         | -        | 96,000         |
| Police Portable Radio Upgrade                      | Police | 5  | 2026-27 | 250,000        | -        | 250,000        |
|                                                    |        |    |         | <b>433,000</b> | <b>-</b> | <b>433,000</b> |

**2027-28**

|                                           |        |    |         |                |          |                |
|-------------------------------------------|--------|----|---------|----------------|----------|----------------|
| Police Radio Infrastructure Upgrade       | Police | 20 | 2027-28 | 900,000        | -        | 900,000        |
| Vehicle Computer Upgrades                 | Police | 5  | 2027-28 | 50,000         | -        | 50,000         |
| Expanded Camera Coverage - North Broadway | Police | 10 | 2027-28 | 42,000         | -        | 42,000         |
|                                           |        |    |         | <b>992,000</b> | <b>-</b> | <b>992,000</b> |

**2028-29**

|                                           |        |    |         |               |          |               |
|-------------------------------------------|--------|----|---------|---------------|----------|---------------|
| Expanded Camera Coverage - South Broadway | Police | 10 | 2028-29 | 42,000        | -        | 42,000        |
|                                           |        |    |         | <b>42,000</b> | <b>-</b> | <b>42,000</b> |

**Recreation/Parks****2026-27**

|                                                       |            |    |         |               |          |               |
|-------------------------------------------------------|------------|----|---------|---------------|----------|---------------|
| Tractor Replacement with backhoe and mower attachment | Recreation | 15 | 2026-27 | 44,000        | -        | 44,000        |
| John Deere Gator                                      | Recreation | 15 | 2026-27 | 17,000        | -        | 17,000        |
| Upgrade Lighting in Senior Center Lot                 | Recreation | 10 | 2026-27 | 20,000        | -        | 20,000        |
|                                                       |            |    |         | <b>81,000</b> | <b>-</b> | <b>81,000</b> |

**2027-28**

|                                 |            |    |         |                |                |                |
|---------------------------------|------------|----|---------|----------------|----------------|----------------|
| Senior Center Solar Panels**    | Recreation | 25 | 2025-26 | 285,000        | 215,000        | 500,000        |
| Senior Center Transfer Switch** | Recreation | 10 | 2025-26 | 120,000        | -              | 120,000        |
|                                 |            |    |         | <b>405,000</b> | <b>215,000</b> | <b>620,000</b> |

**2028-29**

|                                      |            |    |         |                |          |                |
|--------------------------------------|------------|----|---------|----------------|----------|----------------|
| Scenic Hudson Playground Replacement | Recreation | 15 | 2028-29 | 250,000        | -        | 250,000        |
|                                      |            |    |         | <b>250,000</b> | <b>-</b> | <b>250,000</b> |

**2030-31**

|                           |            |   |         |               |          |               |
|---------------------------|------------|---|---------|---------------|----------|---------------|
| Replace Senior Bus (2020) | Recreation | 5 | 2030-31 | 80,000        | -        | 80,000        |
|                           |            |   |         | <b>80,000</b> | <b>-</b> | <b>80,000</b> |

**2033-34**

|                                   |            |   |         |               |          |               |
|-----------------------------------|------------|---|---------|---------------|----------|---------------|
| Ford F-150 Electric Pickup (2023) | Recreation | 5 | 2033-34 | 75,000        | -        | 75,000        |
|                                   |            |   |         | <b>75,000</b> | <b>-</b> | <b>75,000</b> |

**Theater****2026-27**



|                                                   |                 |    |         |                |                |                  |
|---------------------------------------------------|-----------------|----|---------|----------------|----------------|------------------|
| Lighting and Sound Network Reconfiguration        | Theater         | 5  | 2026-27 | 30,000         | -              | 30,000           |
|                                                   |                 |    |         | <u>30,000</u>  | <u>-</u>       | <u>30,000</u>    |
| <b>2027-28</b>                                    |                 |    |         |                |                |                  |
| Production Grid Overhaul                          | Theater         | 5  | 2027-28 | 225,000        | -              | 225,000          |
|                                                   |                 |    |         | <u>225,000</u> | <u>-</u>       | <u>225,000</u>   |
| <b><u>Village Hall</u></b>                        |                 |    |         |                |                |                  |
| <b>2026-27</b>                                    |                 |    |         |                |                |                  |
| ADA Compliant Ramp Installation                   | Village Hall    | 15 | 2026-27 | 35,000         | -              | 35,000           |
|                                                   |                 |    |         | <u>35,000</u>  | <u>-</u>       | <u>35,000</u>    |
| <b><u>Clerk-Treasurer</u></b>                     |                 |    |         |                |                |                  |
| <b>2027-28</b>                                    |                 |    |         |                |                |                  |
| Accounting Software Conversion and Implementation | Clerk-Treasurer | 5  | 2027-28 | 75,000         | -              | 75,000           |
|                                                   |                 |    |         | <u>75,000</u>  | <u>-</u>       | <u>75,000</u>    |
| <b><u>Library</u></b>                             |                 |    |         |                |                |                  |
| <b>2026-27</b>                                    |                 |    |         |                |                |                  |
| New HVAC System for Library                       | Library         | 10 | 2026-27 | 937,200        | -              | 937,200          |
|                                                   |                 |    |         | <u>937,200</u> | <u>-</u>       | <u>937,200</u>   |
| <b><u>Water/Sewer</u></b>                         |                 |    |         |                |                |                  |
| <b>2026-27</b>                                    |                 |    |         |                |                |                  |
| Pump Station Video Server Replacement             | Water/Sewer     | 10 | 2026-27 | 20,000         | -              | 20,000           |
| Purchase of New Truck                             | Water/Sewer     | 10 | 2026-27 | 70,000         | -              | 70,000           |
| Generator Replacement for Legend Hollow           | Water/Sewer     | 10 | 2026-27 | 55,000         | -              | 55,000           |
| Design for Irvington Reservoir Toe Drain          | Water/Sewer     | 30 | 2026-27 | 14,000         | -              | 14,000           |
|                                                   |                 |    |         | <u>159,000</u> | <u>-</u>       | <u>159,000</u>   |
| <b>2027-28</b>                                    |                 |    |         |                |                |                  |
| Toe Drain Construction                            | Water/Sewer     | 30 | 2027-28 | 40,000         | -              | 40,000           |
| Maple Street Water Main Replacement               | Water/Sewer     | 40 | 2027-28 | 500,000        | -              | 500,000          |
|                                                   |                 |    |         | <u>540,000</u> | <u>-</u>       | <u>540,000</u>   |
| <b>2028-29</b>                                    |                 |    |         |                |                |                  |
| River Road Water Main Replacement - supplemental  | Water/Sewer     | 40 | 2028-29 | 860,000        | 500,000        | 1,360,000        |
|                                                   |                 |    |         | <u>860,000</u> | <u>500,000</u> | <u>1,360,000</u> |
| <b>2029-30</b>                                    |                 |    |         |                |                |                  |



|                                                     |             |    |         |                   |                  |                   |
|-----------------------------------------------------|-------------|----|---------|-------------------|------------------|-------------------|
| Mountain Road Water Main Replacement - supplemental | Water/Sewer | 40 | 2029-30 | 2,560,000         | 350,000          | 2,910,000         |
|                                                     |             |    |         | <b>2,560,000</b>  | <b>350,000</b>   | <b>2,910,000</b>  |
| <b>2030-31</b>                                      |             |    |         |                   |                  |                   |
| Riverview Road Tank Booster Station                 | Water/Sewer | 40 | 2030-31 | 335,000           | 15,000           | 350,000           |
| Dows Lane Water Main Replacement                    | Water/Sewer | 40 | 2030-31 | 400,000           | 400,000          | 800,000           |
|                                                     |             |    |         | <b>735,000</b>    | <b>415,000</b>   | <b>1,150,000</b>  |
| <b>Total for all years</b>                          |             |    |         | <b>20,929,900</b> | <b>6,239,892</b> | <b>27,169,792</b> |

Note: \*\* Indicates project's bond resolution was issued as part of 25-26 capital budget, but not borrowed yet.

|                                         |                   |                  |                   |
|-----------------------------------------|-------------------|------------------|-------------------|
| <b>Total for 2026-27</b>                | <b>5,830,900</b>  | <b>3,784,892</b> | <b>9,615,792</b>  |
| <b>Total for all other future years</b> | <b>15,099,000</b> | <b>2,455,000</b> | <b>17,554,000</b> |